

PART II - APPENDICES

APPENDIX 1 - COMMUNITY OVERVIEW

This section provides an overview of the residents in the Village of Fayetteville. Data were collected from the United States Census Bureau and analyzed in order to identify trends that have occurred within the Village during the past several decades. Where appropriate, trends occurring within the Village have been compared with trends occurring within the Town of Manlius, Onondaga County and New York State (NYS), for the same time periods.

Population

As illustrated in Table 1-1, The Village of Fayetteville experienced a slight decrease in population during the 1990s approximately 1.37% from 4,248 persons in 1990 to 4,190 persons in 2000. Census data indicate 53.3 % are females and 46.7 % males. Updated census data for 2003 indicates a continuing decrease in population with an estimated population of 4,164 people.

Table 1-1: Historic and Projected Population Trends

Year	Village of Fayetteville		Town of Manlius		Onondaga County		NYS	
	#	Growth	#	Growth	#	Growth	#	Growth
1970	4,996	n/a	26,071	n/a	472,835	n/a	18,237,000	n/a
1980	4,709	-5.74%	28,489	9.27%	463,920	-1.89%	17,558,165	-3.72%
1990	4,248	-9.79%	30,656	7.61%	468,973	-1.09%	17,990,455	2.46%
2000	4,190	-1.37%	31,872	3.97%	458,336	-2.27%	18,976,457	5.48%
2006	4,193	0.07%	32,526	2.05%	456,777	-0.34%	19,306,183	1.74%

Source: U.S. Census 1970-2000

Table 1-1 is updated on pg. 67

The steepest decline in population in the Village over the past three decades occurred between 1980 and 1990. The decrease translated into a loss in population of 461 people. The rate further declined between 1990 and 2000 with a loss of 58 people. The overall trend, although still decreasing in the Village, is slowing and may be leveling off.

Household Composition

Table 1-2 depicts the changing characteristics of households in the Village, while Table 1-3 compares the Village's household composition to the Town of Manlius, Onondaga County, and NYS. Consistent with national trends there was also a decline in overall household and family size.

Table 1-2: Household Composition, Village of Fayetteville, 1990 and 2000				
	1990		2000	
Total Population	Total	%	Total	%
Total Households	1,772	100%	1,830	100%
Family Households	1,189	67.1%	1,142	62.4%
Married-Couple Family	1,024	57.8%	937	51.2%
with Children 18 Years	421	23.8%	423	23.1%
Other Family No Spouse Present	165	9.3%	146	8.0%
with Children 18 Years	90	5.1%	100	5.5%
Non-family Households	583	32.9%	688	37.6%
Householder living alone	485	27.4%	607	33.2%
Householder Not living alone	98	5.5%	81	4.4%
Households With Related Children	511	28.8%	556	30.4%
Households with one or more people 60 years and over.	575	32.4%	612	33.4%
1-person household	205	11.6%	258	14.1%
2-or-more person household:	0	0.0%	354	19.3%
Family households	358	20.2%	343	18.7%
Non-family households	12	0.7%	11	0.6%
Average Household Size	2.40		2.29	
Average Family Size	2.96		2.94	

Source: U.S. Census 1990, 2000

Table 1-2 is updated on pg. 67

In the Village, total household size declined from 2.40 people in 1990 to 2.29 persons per household in 2000. At the same time the Village experienced only a slight decrease of .02% in family size from 2.96 people to 2.94 people per family. The number of households in the Village increased from 1,772 households in 1990 to 1,830 households in the 2000 general census.

In reviewing Table 1-3, it becomes apparent that several aspects of household composition within the Village, Town, County, and State are similar. First, the Village,

Town, County, and NYS are all characterized by household compositions that can be characterized as traditional. The Village's family households make up 62.4% of the total, similar to 70.8% in the Town, 60.2% in Onondaga County, and 65.7% in NYS. A large portion of the households are also comprised of married couples, with 51.2% in the Village, 60.2% in the Town, 46.9% in the County and 46.6% in NYS. In 2000, the average family size in Village of Fayetteville was relatively high from a national standpoint at almost 3 persons, although this is lower than the Town with 3.04, the County with 3.07, and the State with 3.22.

Age Composition

A basic age analysis of residents in the Village of Fayetteville illustrates a normal distribution of various age groups, except for ages 20 to 29 years old. Age distribution is important because of the overabundance or lack of one age group can affect other aspects of the community's "health" such as demand on schools, labor force, housing, and services.

Table 1-3: Household Composition Comparison, 2000

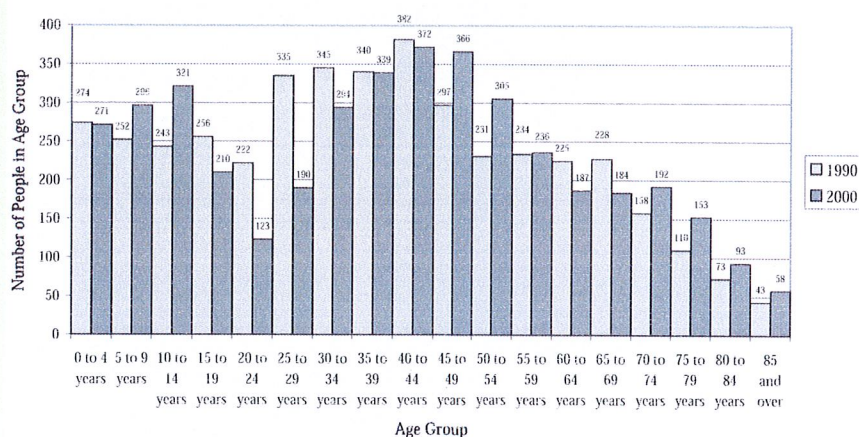
	Village of Fayetteville		Town of Manlius		Onondaga County	NYS
	Total	%	Total	%	%	%
Total Population						
Total Households	1,830	100%	12,533	100%	100%	100%
Family Households	1,142	62.4%	8,884	70.8%	63.7%	65.7%
Married-Couple Family	937	51.2%	7,556	60.2%	46.9%	46.6%
With Children 18 Years	423	23.1%	3,617	28.8%	22.2%	22.7%
Other Family No Spouse Present	146	8.0%	1,328	10.6%	16.7%	19.1%
With Children 18 Years	100	5.5%	851	6.8%	11.5%	11.8%
Non-family Households	688	37.6%	3,669	29.2%	36.3%	34.3%
Householder living alone	607	33.2%	3,179	25.3%	29.4%	28.1%
Householder Not living alone	81	4.4%	490	3.9%	7%	6.2%
Households With Related Children	556	30.4%	4,468	35.6%	33.7%	34.5%
Households with one or more people 60 years +	612	33.4%	4,158	33.1%	30.5%	31.9%
1-person household	258	14.1%	1,558	12.4%	12.6%	12.0%
2-or-more person household:	354	19.3%	2,600	20.7%	17.9%	19.9%
Family households	343	18.7%	2,503	19.9%	17.1%	18.9%
Non-family households	11	0.6%	97	0.8%	0.8%	0.9%
Average Household Size	2.29		2.51		2.46	2.61
Average Family Size	2.94		3.04		3.07	3.22

Source: U.S. Census 2000

Table 1-3 is updated on pg. 122

As illustrated in Figure 1-1, the Village of Fayetteville experienced a noticeable loss from 1990 to 2000 in the number of its younger population that are between 15 to 34 years old. According to the U.S. Census Bureau, the Village has lost 341, about 30%, of its population between 15 and 34 years old. Although there was a decline in the population in the 60 to 69 age range, the population 45 years old or older grew between 1990 and 2000 approximately 11%. The median resident age in Fayetteville is 40.7 years, which is above the state average and above the Central New York average of 36.1 years. Despite a decrease of residents ages 60 to 69, the Village had 175 more individuals that are 45 years old or older in 2000 than it had in 1990. These trends illustrate that the Village is aging demographically, and has a larger number and a greater percentage of middle age to elderly individuals than it did during the previous decade.

Figure 1-1: Population by Age Group, Village of Fayetteville, 1990 and 2000



Source: U.S. Census 1990, 2000

Figure 1-1 is updated on pg. 66

Educational Attainment

National trends have indicated that more and more individuals are attaining

Table 1-4: Educational Attainment of Persons 25 and Older Comparison, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
Type	Total	%	%	%	%
Total Persons 25 & Older	2989	100	100	100	100
Less Than 9 th Grade	18	0.6	1.6	3.8	8.0
9 th -12 th Grade, No Diploma	103	3.4	4.6	10.5	12.9
High School Graduate	445	14.9	21.0	29.1	27.8
Some College, No Degree	488	16.3	15.7	18.0	16.8
Associate Degree	269	9.0	9.4	10.1	7.2
Bachelor's Degree	796	29.6	25.8	16.5	15.6
Master's/Professional/Doctorate Degree	870	29.1	22.1	11.9	11.8

Source: U.S. Census 2000

Table 1-4 is updated on pg. 122

followed by the Town of Manlius with 47.9%, Onondaga County at 28.4%, and NYS at 27.4% (Table 1-4).

higher levels of education, while the number of individuals having a High School education or less has been steadily decreasing. The Village of Fayetteville residents far exceed the State and National averages in educational attainment.

The Village of Fayetteville exceeds NYS, Onondaga County, and the Town of Manlius with the number of residents possessing a higher level of education. In 2000, 58.7% of residents over the age of 25 had a bachelor's degree or higher,

Table 1-5 Educational Attainment of Persons 25 and Older, Village of Fayetteville, 1990 and 2000

	1990		2000	
Type	Total	%	Total	%
Total Persons 25 & Older	3041	100%	2989	100%
Less Than 9 th Grade	25	0.8%	18	0.6%
9 th -12 th Grade, No Diploma	144	4.7%	103	3.4%
High School Graduate	499	16.4%	445	14.9%
Some College, No Degree	565	18.6%	488	16.3%
Associate Degree	233	7.7%	269	9.0%
Bachelor's Degree	1052	34.6%	796	29.6%
Master's/Professional/Doctorate Degree	523	17.2%	870	29.1%

Source: U.S. Census 1990, 2000

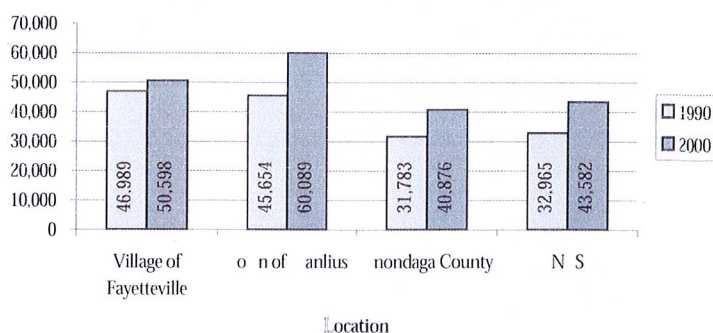
Table 1-5 is updated on pg. 122

During the decade between 1990 and 2000, the Village of Fayetteville experienced an increase in the number of residents who have a Master's, Professional or Doctorate degree as well as an increase in the number of residents that have an Associates degree. However, the Village experienced a decline in all other educational attainment types (Table 1-5).

Resident Income

Table 1-6 shows a breakdown of household income in the Village of Fayetteville as compared to the Town of Manlius, Onondaga County, and NYS. Village households earn more, on average, than both Onondaga County

Figure 1-2: Median Household Income, 1990 and 2000



Source: U.S. Census 2000

Figure 1-2 is updated on pg. 123

households and NYS households. More than 50% of the Village's households earn \$50,000 or more (950 households, or 50.6%) as compared to 58.9% for the Town of Manlius, 44.8% for Onondaga County, and 44.3% for the State. The Village's 2000 median household income of \$50,598 is a 7.7% increase from the 1990 Census. The Town of Fayetteville, Onondaga County, and NYS increased their median household income between 1990 and 2000, 32%, 29%, and 32% respectively (Figure 1-2).

Regional Setting

The Village of Fayetteville is located within the Town of Manlius, Onondaga County, in the heart of Central New York. Fayetteville is approximately 6 miles east of Downtown Syracuse. Other Onondaga County municipalities in proximity to the Village include the Town of DeWitt to the west, the Village of East Syracuse to the northwest, the Village of Minoa to the north, and the Village of Manlius to the southeast. The Village of Chittenango in Madison County is located approximately seven miles to the east. Today, Fayetteville is primarily a commuter community set in the midst of suburban development surrounding the City of Syracuse. It retains some of its early identity exhibited in many of its buildings, homes and historic sites and has a reputation as a desirable suburban community.

From a comprehensive planning perspective, the relationship between Fayetteville and Chittenango area is of particular concern because of the expanding development growth east of the Village. Coordinated land use and transportation planning is important for East Genesee Street (Route 5) because of its east to west route to the City of Syracuse.

According to Syracuse-Onondaga Planning Agency's Onondaga County Trends 2007: Urban Development in Onondaga County 1960 – 2000 report, Onondaga County is primarily an urban county, with rural populations located in all of the towns, except the Town of Salina. The County's population rate has remained fairly stable to slightly decreasing since the 1970's due to three factors: 1) County birth rates are declining; 2) death rates are stable; and 3) more people are moving out of Onondaga County than moving in. As the baby boomers age, the senior population will increase throughout the United States, and the senior population in Onondaga County will be aging in place and will not be migrating in from other areas.

In Onondaga County, the percentage of family households and married-couple families with children increases as one travels towards the suburbs and rural areas and away from the City of Syracuse. Both the County housing unit and population density increased greatly in the 1950's and 1960's. Housing unit density has continued to increase Countywide and in all of the Towns, but has decreased in the City of Syracuse since the 1970's. The population density began to decrease as the population stabilized in the 1970's. Throughout the County Towns have seen population increases and decreases. In 2000, 87 percent of the Onondaga County population resides in an urbanized area.

Table 1-6: Household Income, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
Household (HH) Income	Total	%	%	%	%
HH Income Base	1,878	100%	100%	100%	100%
Less than \$15,000	155	8.3%	7.0%	17.3%	17.9%
\$15,000 - \$24,999	245	13.0%	10.8%	13.5%	11.7%
\$25,000 - \$34,999	242	12.9%	9.4%	12.2%	11.4%
\$35,000 - \$49,999	286	15.2%	14.0%	16.2%	14.8%
\$50,000 - \$74,999	373	19.9%	21.7%	19.4%	18.4%
\$75,000 - \$99,999	193	10.3%	13.0%	10.3%	10.6%
\$100,000 - \$149,999	293	15.6%	13.7%	7.5%	9.1%
\$150,000 - \$199,999	45	2.4%	5.7%	1.9%	2.9%
\$200,000 +	46	2.4%	4.8%	1.7%	3.3%
Median HH Income	50,598		60,118	40,876	43,582
Average HH Income	66,850		80,021	53,180	61,856
Median Family Income	66,201		70,655	51,866	51,783
Average Family Income	80,380		92,641	63,552	70,490

Source: U.S. Census 2000

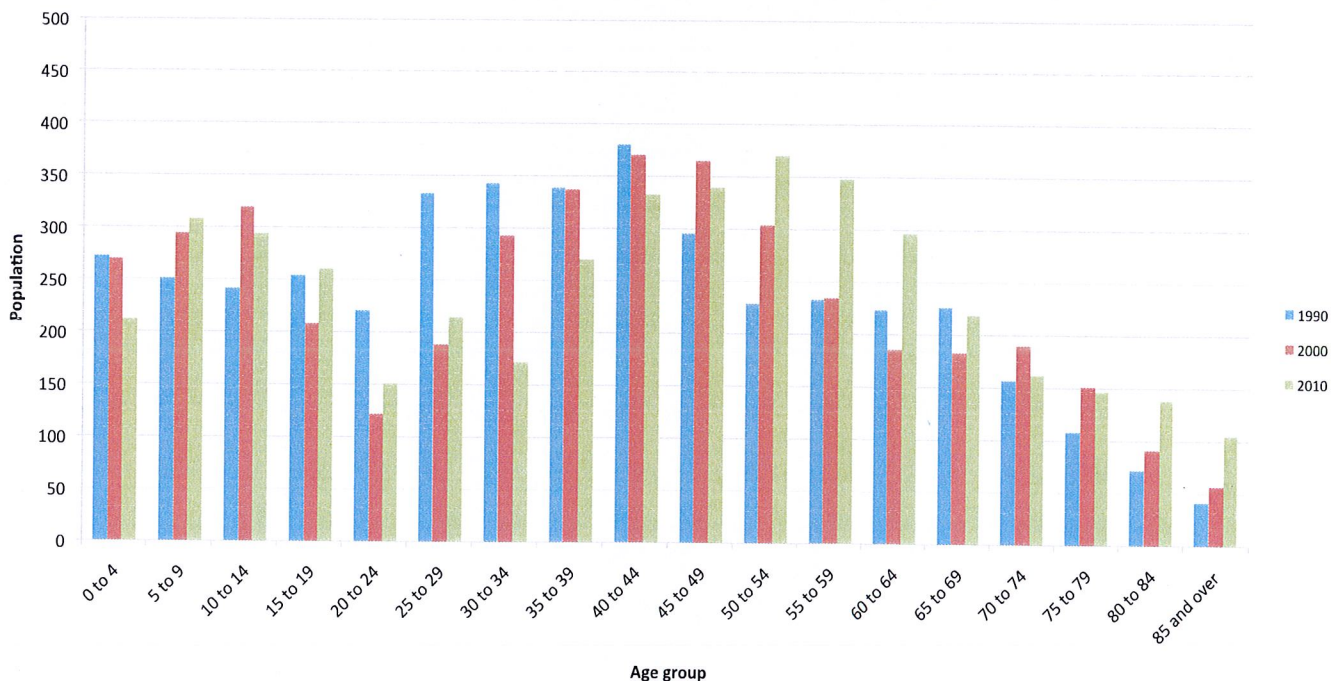
Table 1-6 is updated on pg. 123

2014 Update

With regard to growth, the Village itself has grown in population since 2000, after a number of decades of modest population decline. Updated Table 1-1 compares the Village's historic population levels with those of select surrounding areas. As shown in the table, the Town of Manlius grew substantially from 1970 through 2000, and has exhibited mixed growth in the past decade. The Town of Sullivan, which includes the Village of Chittenango, has been growing since 1970, though the pace has slowed. The Town of Cazenovia, which includes the Village of Cazenovia, has experienced uneven growth over this span, with a spike from 1980-1990, and modest growth over the past decade.

Updated Table 1-1: Historic and Current Population												
	Village of Fayetteville		Town of Manlius		Town of Sullivan		Town of Cazenovia		Onondaga County		NYS	
Year	#	Growth	#	Growth	#	Growth	#	Growth	#	Growth	#	Growth
1970	4,996	n/a	26,071	n/a	11,969	n/a	6,092	n/a	472,835	n/a	18.24M	n/a
1980	4,709	-5.7%	28,489	9.3%	13,371	11.7%	5,880	-3.5%	463,920	-1.9%	17.56M	-3.7%
1990	4,248	-9.8%	30,656	7.6%	14,622	9.4%	6,514	10.8%	468,973	-1.1%	17.99M	2.5%
2000	4,190	-1.4%	31,872	4.0%	15,006	2.6%	6,490	-0.4%	458,336	-2.3%	18.98M	5.5%
2006	4,193	0.1%	32,526	2.1%			6,787	4.6%	456,777	-0.3%	19.31M	1.7%
2011	4,351	3.8%	32,248	-0.9%	15,317	2.1%*	7,038	3.7%	464,921	1.8 %	19.30M	-0.02%

Updated Figure 1-1: Population by Age Group, Village of Fayetteville, 1990-2010



Many of the characteristics regarding household composition as described in the 2008 plan have remained relatively stable throughout recent history, reflecting an economically healthy Village that is largely (though not completely) built out. One indicator that has shifted substantially is the age distribution of the Village population, which has shifted substantially older over the past two decades. The implications of this shift may become clearer over the next several years, as the trend becomes more pronounced.

As shown in Figure __, the age distribution of the population features a number of relationships over the course of two decades that may have important implications for the Village. The most notable is that the largest cohort has aged over time. In 1990, 40-44 year olds made up the largest share of the Village population, at approximately 9%. Ten years later, the largest share was the next oldest cohort, at 45-49 years of age. In 2010, the largest cohort was again the next oldest, at 50-54 years of age. In simple terms, this is the effect of the aging of the Baby Boom generation, born between 1946 and 1967.

As a proportion of total Village population, the number of post-college age adults has declined; conversely, the number of residents aged 50-64 have increased substantially. This trend is consistent with age distribution patterns throughout much of the metropolitan Syracuse region, as well as upstate New York as a whole.

The aggregate shifts shown in Updated Figure 1-1 are further supported by the data shown in Updated Table 1-2, which shows an increase in households containing people 60 years of age or older, an increase in non-family households since 1990, and a decreasing family size. All are consistent with a Village population that has aged over the previous two decades.

Updated Table 1-2: Household Composition, Village of Fayetteville, 1990 - 2010						
	1990		2000		2010	
Total Population	Total	%	Total	%	Total	%
Total Households	1,772	100%	1,830	100%	1,912	100%
Family Households	1,189	67.1%	1,142	62.4%	1,202	62.9%
Married-Couple Family	1,024	57.8%	937	51.2%	974	54.9%
With Children < 18 Years	421	23.8%	423	23.1%	400	20.9%
Other Family (No Spouse Present)	165	9.3%	146	8.0%	228	11.9%
With Children < 18 Years	90	5.1%	100	5.5%	128	6.7%
Non-family Households	583	32.9%	688	37.6%	710	37.1%
Householder Living Alone	485	27.4%	607	33.2%	612	32.0%
Householder Not Living Alone	98	5.5%	81	4.4%	98	5.1%
Households With Related Children	511	28.8%	556	30.4%	528	27.6%
Households w/ ≥ 1 person 60+ years*	575	32.4%	612	33.4%	757	39.6%
Average Household Size	2.40		2.29		2.28	
Average Family Size	2.96		2.94		2.91	

Potential impacts on the community

These shifts may have significant practical impacts on Village services in the future. The aging of the population represents both opportunities and challenges to the Village along many fronts; for the purposes of long-range planning for municipal services, the physical and economic impacts may be most substantial.

The physical impacts of an aging population are largely related to the layout and accessibility of buildings and transportation infrastructure. These impacts may include, but are not limited to, the following:

- an increasing demand for dedicated senior housing, or other more flexible residential options that are able to accommodate aging residents and multigenerational households;
- increasing demand for essential services within walking (or short driving) distance of senior residential facilities;
- increasing demand on existing Senior Center facilities; and
- an increasing demand for traffic controls that accommodate aging and mobility-impaired pedestrians (e.g., countdown timers, wide crosswalks, median refuges).

Likewise, the economic impacts of an aging populace may include the following:

- an increasing pressure to maintain or decrease annual property tax liabilities;
- shifting demand on recreational resources, toward those aimed at older audiences (e.g., Senior Center programming);
- decreasing size of incoming school classes; and
- an increasing demand for medical facilities.

2014 Recommendations that reflect these conditions

HN1.1

HN1.2

LD2.14

T1.10

APPENDIX 2 - LAND USE AND DEVELOPMENT

Village History and Development

Much of Fayetteville's history is related to its location on major east-west transportation routes – the eastern branch of Genesee Street (NYS Route 5 -formally Seneca Road) and the Erie Canal – and the existence of waterpower from Ledyard Dyke and Limestone Creek. Reminders of a rich history can be seen in the array of architecture in the Village. Below is a brief summary of Fayetteville's history and architecture.

History

The first settlers in 1792 cleared the forests, planted in rocky fields and built one-room homes. Of the necessities of pioneer life – a school and burying ground – only Fayetteville's Pioneer Burial Ground remains on Genesee Street.

The settlement at the crossroads of the road from Manlius Village to Oneida Lake (Route 257) and the North Branch of the Seneca Turnpike (Route 5) took the name Manlius Four Corners. In 1818 through the post office application process, the name "Fayetteville" was chosen to honor Marquis de LaFayette, hero of the American Revolution. The name "Manlius Four Corners" had already fallen out of use and the word "Fayette-Ville" was appearing in documents.

Just underneath the rich farming soil was another source of prosperity – Onondaga limestone. When construction of the Erie Canal began in 1817, this limestone was used for aqueducts, culverts, and bridge abutments. When completed in 1825, the 360-mile waterway linked the Hudson River to Lake Erie and opened a statewide market for products for local farmers and industries.

A short mile-long feeder canal allowed boats to leave the main route and be towed to where the village's commercial center developed at the Genesee Street Bridge over Limestone Creek.

With easy access to cheap and quick transportation, Fayetteville businessmen turned their attention to developing dependable power for manufacturing. The early shallow millrace along Limestone Creek was supplemented by the Bishop's Brook sluice, which drew water from the stream east of Fayetteville to provide power to early mills.

In 1836, ambitious plans were drawn to take water from Limestone Creek in the Village of Manlius, bring it in a shallow canal through the open land to Fayetteville where it would create a series of man-made waterfalls. Saw and paper mills, furniture factories, flour and gristmills used this power. The pond in Beard Park was one of several reservoirs. The name given to the canal, Ledyard Dyke, honors the principal financial investor, Jonathan Ledyard of Cazenovia, and reflects the 1840s term used for power waterways to distinguish them from transportation canals.

One of the factories that used the Ledyard Dyke eventually became the Stickley Furniture Company. Other long-standing industries along the dike were Precision Castings and the Beard/McIntyre Paper Company. The paper mill was using Ledyard Dyke water in its papermaking process when it closed in 2002.

Riding the crest of success that canals and waterpower brought to local industry and trade the village was incorporated in 1844. The prosperity from the quarries, mills, farms, warehouses, boats, and stores led to the building of many of the Greek Revival homes that still line the East Genesee Street. These homes and Limestone Plaza's business blocks were placed on the National Register of Historic Places in 1982.

Architecture

The earliest style of architecture present in the Village is the Federal style (1780-1820). This style is found primarily in some commercial buildings in Limestone Plaza and in a modified residence within the Historic District. Masonry construction, stepped gables, doorways with semi-elliptical fan lights, and stone lintels characterize the style.

The style most prevalent in the Village is Greek Revival (1830's-1850's). Examples range from simple worker's housing found extensively throughout the south side of the Village to the temple-form houses in the Historic District, complete with Doric columns, corner pilasters, wide friezes, and triangular pediments with low pitched roofs.

The advent of the 1850's saw the introduction of the Italianate Style with low roofs, broad overhanging eaves and elaborate eave brackets, friezes, corner pilasters, and cored shiplap siding. Good examples of this style appear within the Historic District and on Clinton Street.

The ornate Victorian style known as Queen Anne (1880-1890's) is evident in some large houses in the Historic District. The house on the southwest corner of Clinton and Walnut Streets outside the Historic District is an excellent example with the characteristic corner turret.

Between 1910 and 1920, a number of Arts and Crafts-style bungalows were built in the Village reflecting the prominent role of Central New York in the Arts & Crafts movement. The bungalows are found primarily along Brooklea Drive, but others are scattered throughout the south side of the Village.

The Colonial Revival style popular in the 1920's and 1930's is evident throughout the Village. The Redfield Tract, Collin Avenue, and Salt Springs road have numerous examples of this particular style. The Fayetteville Municipal Building, even with its subsequent additions, remains an excellent non-residential example of this style.

The International and Modern styles (1930's-1970s) are not very evident in the Village. The Manlius Town Hall could be classified as an example of this period. Fayetteville-Manlius Road has a unique display of houses of this period and style, but most of these lie beyond the Village borders.



Existing Land Use Pattern

Map 2 illustrates existing generalized land uses within the Village of Fayetteville. This figure was created using Geographic Information System (GIS) parcel-based Real Property Assessment data. Each individual land parcel was assigned a land use category based upon the New York State Real Property Type Classification Codes. Accuracy and completeness of this information is not guaranteed, as the information is only updated on an annual basis. The land use categories used for this study were formed to help interpret the general land use patterns in Fayetteville.

Table 2-1 identifies the number of parcels and amount and percentage of acreage of each land use category. According to the 2006 Parcel Property data, Fayetteville contains 1,767 tax parcels comprising approximately 1,100 acres. These figures are taxable parcels only, and do not include land area covered by roads and surface water systems. There is little industrial development (37.9 acres or 3.5%) in the Village. Finally, Fayetteville has a significant amount of land in public and semi-public use (138.4 acres or 12.6%), largely because of the 119-acre undeveloped state-owned land located in the northeast corner of the village.

While the following discussion focuses on land use and zoning patterns inside the Village's political boundaries, land use patterns occurring in the

Table 2-1: Existing Land Use Summary				
Village of Fayetteville				
Land Use Category	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
Single-Family Residential	1477	83.8%	536.5	57.8%
Multi-Family Residential	73	4.1%	20.5	2.2%
Vacant Land	73	4.1%	73.5	7.9%
Commercial/ Office	99	5.6%	50.7	5.5%
Commercial Service/ Inst.	10	0.56%	22.2	2.4%
Cultural and Recreational	2	0.11%	4.3	0.5%
Cemetery	3	0.17%	24.5	2.6%
Industrial	5	0.28%	37.9	4.1%
Utility	8	0.45%	6.3	0.7%
Public Park – State-Owned	1	0.05%	119.6	12.9%
Public Park – Village-Owned	8	0.45%	18.8	2.0%
Misc. Open Space	4	0.23%	13.0	1.4%
Totals	1763	100.0%	927.8	100.0%

Source: Onondaga County and Onondaga County Parcel Information, 2006

Table 2-1 is updated on pg. 79

areas surrounding Fayetteville affect the Village. Generally, Fayetteville's relationship with the City of Syracuse and the Town of Manlius has long influenced the growth of the Village and the Village's relationship to the regional transportation network. Examples of specific land uses that influence the Village are the Towne Center, located immediately west of the Village, the commercial/business development along Route 5 in the Town of DeWitt, and the residential growth occurring east of the Village.

Table 2-2: Parcel Acreage Distribution				
Village of Fayetteville				
	<10 acres	10-50 acres	50-100 acres	>100 acres
# of Parcels	1760 parcels	6 parcels	0 parcels	1 parcel

Source: Onondaga County and Onondaga County Parcel Information, 2006

Table 2-2 is updated on pg. 79

Residential

Residential uses are the most predominant land uses within the Village as would be expected for a mature community. Residential uses include one-family dwellings and multiple family housing.

Apartments, as multiple dwelling units in excess of three families, are considered a commercial type of land use and are identified as such on the existing land use maps. Residential land use is generally at low densities, ranging from 2 to 4 units per acre and consisting primarily of single-family detached structures on individual lots.

Excluding apartments, residential land use accounts for approximately 557 acres of land or about 60.0% of total existing land use in the Village. Of this total, one-family dwellings account for 536.5 acres or slightly more than 57.8% of total land use and two/three family housing accounts for 20.5 acres or just over 2% of all land use in the Village.

The residential neighborhoods of the Village are one of the community's greatest assets. The neighborhoods are safe, clean, and walkable. Many of the streets and sidewalks are well maintained, tree-lined and very traditional in appearance. Housing styles also reflect this traditional village character. Map 6 identifies the residential neighborhoods existing in the Village. The most significant change in the last decade to the neighborhoods was the development of the Briar Brook subdivision on the eastern edge of the Village.

Commercial

Commercial uses in the business districts offer a variety of services and goods. These uses include restaurants and cafes, gift shops, daily services

such as barber and beauty services, banks and office uses.

Commercial land use accounts for approximately 4.5% of all land use in the Village that translates into approximately 50 acres. There are two major business districts in Fayetteville. The lower business district extends along Genesee Street from the western Village line east to Limestone Plaza and then north on Brooklea Drive to Mechanic Street. Thompson Street, which is one block south of and parallel to Genesee Street, is part of this commercial node and incorporates a number of businesses in converted residential structures. The upper business district extends along Genesee Street from Academy Street east around Veterans Park and then east on Genesee Street for another quarter of a mile. Many of the retail businesses in these two areas cater to village residents, but a significant number of uses are located to take advantage of through traffic volumes on Genesee Street (NYS Route 5).

A number of commercial uses, including apartments and home occupations, are also located in residential structures along Genesee Street between the upper and lower business districts and in other neighborhoods. Ongoing pressure to convert residential structures to commercial uses or to add residential units to existing residences can be anticipated, in part because of high traffic volumes.

Vacant and Undeveloped Land

The Village of Fayetteville is a mostly built-out community, but it does contain a number of vacant parcels; some are small and affected by flood zones or regulated wetlands while other parcels have sufficient acreage and advantageous locations to suggest probable future development. Approximately 7.9% or 73.5 acres of total land use in the Village is identified as vacant. This category of land use does not account for parcels that may be underutilized or not fully developed and may not account for some parcels of land that have recently become abandoned or otherwise vacant and on the market.

Vacant parcels are scattered throughout the community with the greatest amount located on the western boundary along Bishop Brook and Limestone Creek and on the northwestern boundary of the Village. In general, vacant and underutilized properties are not a major problem or concern within the Village.

Potential use of much of the vacant acreage in Fayetteville is restricted by the existence of flood hazard zones and regulated wetlands. The land on both sides of Limestone Creek (approximately 45 acres in 10 parcel) is in the designated flood hazard zone. Gramlich Bird Sanctuary and adjacent vacant land also contain regulated wetlands. Zoned as open space, the most likely potential use is for passive recreation and flood control. The few parcels that are privately owned have limited development potential, if any, due to the flood hazard zone and steep terrain. The Village owns a 7.6-acre vacant, overgrown parcel on the northern end of Fietta Park. The parcel is in the flood hazard zone but is not part of a regulated wetland. This site has



potential as a future recreational area.

There are two underused parcels in Limestone Plaza: one parcel behind Fortinos Florist, and a parcel between the Fabric Barn and the Stork Club which is used in part for parking and as a private drive (the Pratts Lane roadway extension). These areas are both zoned for commercial use and could be more intensely developed. Provision of formal parking lots to serve the existing and potential retail uses should be part of any development plan for these parcels.

Along the northern Village boundary adjacent to Burdick Street is a vacant overgrown parcel of 5.58 acres; commercial uses close to this parcel and the availability of adjacent parcels in the Town of Manlius indicate the need for an integrated development plan in this area. The Kennedy and Warner Streets residential neighborhood will be affected by increased development, and plans for appropriate buffers or for the ultimate transition of use should be considered.

A vacant parcel of 12.4 acres is located along Genesee Street on the east side of Fayetteville between Cashin Drive and the Brookside development. This parcel is currently overgrown and is bisected by Bishop Brook, which is in a narrow flood hazard zone. However, because of the amount of acreage, its location and potentially buildable terrain, the Village should consider what possible alternatives would be acceptable.

Parcels with active uses only on part of their significant acreages represent another category of vacant land. For example, the O'Brien & Gere parcel (the former Accurate Die Casting, Inc. industrial plant) is situated on a 30.5-acre parcel and currently uses approximately one half of the parcel. This parcel abuts a 2.1-acre vacant, landlocked parcel and 4.71 acre landlocked parcel (located behind the Nice & Easy gas station). Other partially vacant parcels are mainly one and two acre residential lots, lawns, or sites for accessory structures. In some cases, residential use is confined to only a portion of a large parcel while the remaining lot area is left vacant and/or overgrown.

There are some vacant parcels within the Town of Manlius and adjacent to the Village. A parcel that falls into this category, but includes partial active use is the Tracy Lumber property located at the east end of the Village. This property is adjacent to an important gateway to the Village so the future use of the land is a concern to the Village. Future plans for this parcel should integrate with the Village land use patterns.

Recreation & Open Space

The Village has numerous recreational and open space resources within its borders. Major parks include Golden Park, Duguid Park, Gramlich Bird Preserve, Huntington Beard Memorial Park, and Washington Park. These public green spaces add significantly to the character of the Village by balancing developed urban areas with open space. Although no formal entrance to Green Lakes State Park is located in the Village there is access to

the parkland at the northeast corner of the Brookside neighborhood.

Open space and park acreage account for approximately 162 acres within the Village. This is approximately 17.5 % of all land use in the Village.

Community Services

Community services include such institutional uses as libraries, churches, schools, government buildings, emergency services and cemeteries. These service uses are scattered throughout the community including many residential neighborhoods. There is a concentration of community services in the upper business district area of the Village on East Genesee Street.

Industrial

Fayetteville has limited industrial uses within its borders. In total, industrial uses account for only approximately 4% of all land use within the Village. The most significant industrial property (approximately 32 acres) is located at the land formally owned by Accurate Die and currently referenced to as the O'Brien & Gere property.

Existing Zoning

The Village of Fayetteville regulates its land use through an existing

zoning ordinance and zoning map. Components of the zoning ordinance include site plan review, subdivision provisions, commercial district guidelines, and a sign ordinance. Land in the Village of Fayetteville is separated into 12 base zoning districts. Two overlay districts are found in the Village: Historic Preservation, and Floodplain. Map 3 illustrates the location of the zoning districts within the Village. For reference purposes, Table 2-3 lists the zoning districts and overlay districts along with the land coverage. For more existing zoning information see Chapter 187: Zoning in the Code of the Village of Fayetteville, New York. The zoning located adjacent to the Village in the Town of Manlius was not investigated for this study.

Table 2-3: Existing Base Zoning Districts and Land Coverage				
Village of Fayetteville				
Zoning District	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
R-1: One-Family Residential	950	52.9%	391.7	40.1%
R-2: One-Family Residential	325	18.1%	117.6	12.1%
R-3 Multiple-Family Residential	115	6.4%	31.3	3.2%
R-4 Multiple-Family Residential	10	0.56%	36.2	3.7%
R-B: Residential-Business	86	4.8%	24.1	2.5%
L: Limestone Plaza Zone	16	0.9%	3.2	0.3%
TB: Traditional Business	19	1.1%	10.1	1.0%
CB: Contemporary Business	20	1.1%	10.3	1.1%
I: Industrial	24	1.4%	52.9	5.4%
O: Open Land Districts	18	1.0%	58.9	6.0%
P: Public or Municipal Lands	10	0.56%	134.4	13.8%
PRD: Planned Residential Dev.	202	11.3%	105.5	10.8%
Totals	1795	100.0%	976.2	100.0%

Source: Onondaga County and OC ta parcel infor ation, 2006

Table 2-3 is updated on pg. 80

2014 Update

The 2008 Comprehensive Plan examined new development opportunities at a series of four focal areas, as follows:

- the Mill Street Extension District, the site of a former paper mill south of East Genesee Street, between the Lower and Upper Village areas;
- the Lower Village business district; including what was then a vacant/underutilized on the north side of Limestone Plaza, abutting the creek;
- the former O'Brien & Gere campus at 547 East Genesee Street; and
- the former automobile dealership and lumberyard at 540 and 550 East Genesee Street, respectively.



To date, none of the recommended developments put forth in the existing plan have materialized, although development or redevelopment proposals have been suggested at various points over the previous five years. Updated conditions with regard to land use and zoning are provided below, as well as an examination of a number of new potential development or redevelopment opportunities.

Mill Street

The properties at the corner of Mill Street and Clinton Street have been the subject of a recent Planned Residential Development proposal. The proposal has been complicated by several issues relative to site planning constraints, access rights, and engineering issues regarding the Ledyard Canal. The site is challenging in terms of development suitability due to stormwater management constraints, slope, and adequate ingress and egress. However, most of these issues have been resolved through negotiations with the project applicant, and the project is expected to begin in 2014. A reconfigured 90-degree intersection of Mill and Clinton Streets, as recommended in the 2008 Comprehensive Plan, will not be implemented as part of this development but may be implemented by the Village in the future.



Lower Village business district

The Lower Village has seen a number of changes since the publication of the 2008 Comprehensive Plan, though not all entirely consistent with the recommendations contained within the plan itself. At the western edge of the Village, on the corner of SR5 and North Burdick Street, the redeveloped gas station and convenience store has improved one of the Village gateways by incorporating context-sensitive aesthetic improvements. The service road recommended by the 2008 Comprehensive Plan has not been developed, and as such many of the access issues that existed in 2008 are still present for businesses along the north side of this corner. Likewise, design improvements such as the SR5 boulevard concept and the rear-loaded parking lots along the south side of the road have not materialized.

Former O'Brien & Gere campus / 540 and 550 East Genesee Street

Neither the former commercial/industrial campus nor the former dealership and lumberyard have been the subject of any official redevelopment proposals since the publication of the 2008 Comprehensive Plan. Furthermore, no actions have been taken toward the annexation of the lumberyard property, as recommended within the existing plan.

Former Syracuse Plastics factory

The former Syracuse Plastics factory at 400 Clinton Street has been the subject of redevelopment interest in the past year. The site, which shares the entire block bounded by Clinton, Chapel, Orchard, and Walnut Streets with an adjacent multifamily residential complex, currently features a Planned Residential District zoning designation. Among the many advantages of residential development within this portion of the “Old Village” is its central location between the Upper Village business district and the Fayetteville Free Library, its adjacency to a linear strip of green space (Cleveland Memorial Park) along Chapel Street, and the potential to redevelop what has become an eyesore in the midst of an otherwise stable neighborhood.

Preliminary discussions with development interests regarding this site have indicated that it could feature both apartment units and townhouses, with a mix of basement and surface parking. Co-location of these two compatible uses could respond to the needs the local housing market.



Senior housing

The community survey included as part of the 2008 planning process indicated that many residents supported the idea of developing senior housing within the Village, where none currently exists. A number of senior residential facilities surround the Village, including Clare Bridge, Emeritus, and Maple Downs, which are located just beyond the Village border in the Town of Manlius.

In recent years, there has been some local interest in pairing senior residential facilities with the existing Fayetteville Senior Center (or locating them nearby), which is located on SR5, between Huntleigh and Redfield Avenues.

Planned Unit Development

Local Law 5 of 2013 established a Planned Unit Development district

Updated Table 2-1: Existing Land Use Summary				
Village of Fayetteville				
Land Use Category	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
Single-Family Residential	1454	82.4%	500.3	52.5%
Multi-Family Residential	69	3.9%	20.1	2.1%
Vacant Land	97	5.5%	136.2	14.3%
Commercial	100	5.7%	50.3	5.3%
Recreation and Entertainment	1	0.1%	3.8	0.4%
Industrial	4	0.2%	36.0	3.8%
Public Services	9	0.5%	4.7	0.5%
Community Services	16	0.9%	50.4	5.3%
State-owned Parkland	2	0.1%	125.7	13.2%
Village-owned Parkland	9	0.5%	21.8	2.3%
Mobile Home	2	0.1%	1.0	0.1%
Misc. Open Space	2	0.1%	2.5	0.3%
Totals	1765	100.0%	952.8	100.0%

Updated Table 2-2: Parcel Acreage Distribution							
Village of Fayetteville							
	≤0.25 acres	0.25-0.49 acres	0.5-0.74 acres	0.75-0.99 acres	1.0-4.9 acres	5.0-10.0 acres	≥10.0 acres
Number of parcels	649	784	178	75	62	10	7

ordinance within the Village. Per Local Law 5, the purpose of this ordinance is “to permit establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare and public.” Applicants can propose mixed-use developments in areas no less than three acres (except by waiver granted by the Village Board of Trustees). The Planned Unit Development district regulations are intended to increase the flexibility of zoning ordinances in appropriate settings, and should advance the Village’s goals for diverse, mixed-use, and context-sensitive development that is consistent with the Comprehensive Plan.

Potential impacts on the community

The impacts of the proposed and potential (re)developments described above would have significant impacts on the community, many of which are examined within the 2008 Comprehensive Plan. Many of the impacts would be positive, including increased property tax revenues, aesthetic improvements, and improved access management. Further, although most

of the potential developments described above and in the 2008 Comprehensive Plan are focused on residential uses, any subsequent job creation or other economic development would also likely be welcome.

However, it is important to recognize that these developments, both real and recommended, would occur within a village that is largely built out; each would represent some degree of change to an existing neighborhood or business district, or both. Some would also occur within or adjacent to a historic district,

natural features, or other sensitive resources. Therefore, it is critical that any development or redevelopment proposal incorporate strategies to minimize or mitigate potential adverse impacts to neighboring properties, and reflect design considerations that are befitting of their surrounding context.

To ensure that development initiatives are compatible with preferred Village character as described in the 2008 Comprehensive Plan and 2006 Commercial Design Guidelines, the zoning ordinance will require revisions that adequately advance that character. This will not require a wholesale revision of the zoning ordinance, and any appropriate revisions will not result in immediate differences throughout the Village. But a series of small

Updated Table 2-3: Existing Base Zoning Districts and Land Coverage				
Village of Fayetteville				
Zoning District	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
R-1: One-Family Residential	957	54.3%	410.3	40.7%
R-2: One-Family Residential	314	17.8%	121.7	12.1%
R-3: Multiple-Family Residential	108	6.1%	31.3	3.1%
R-4: Multiple-Family Residential	6	0.3%	42.1	4.2%
R-B: Residential Business	90	5.1%	35.0	3.5%
L: Limestone Plaza Zone	13	0.7%	3.2	0.3%
TB: Traditional Business	13	0.7%	10.1	1.0%
CB: Contemporary Business	19	1.1%	10.6	1.0%
I: Industrial	17	1.0%	33.5	3.3%
O: Open Land Districts	13	0.7%	60.1	6.0%
P: Public or Municipal Lands	11	0.6%	134.8	13.4%
PRD: Planned Residential Development	199	11.3%	114.1	11.3%
PUD: Planned Unit Development	1	0.1%	1.6	0.2%
Totals	1761	100.0%	1008.5	100.0%

changes would help facilitate the types of vibrant mixed uses that residents have prioritized in the 2008 Comprehensive Plan, particularly in areas such as the Upper and Lower Village.

In addition, as described in Appendix 6 (Transportation) and Appendix 3 (Natural and Cultural Resources), future development within the Village of Fayetteville will have to account for its impact on local infrastructure to a greater degree than it has in the past. A number of recent development proposals within the Village have been unable to overcome issues relative to access management and trip generation. This suggests that a comprehensive solution (or series of coordinated solutions) will be necessary to achieve the improvements that disconnected, incremental solutions cannot.

2014 Recommendations that reflect these conditions

LD2.14

LD2.15

LD2.16

LD3.1

HN1.1

HN1.2

APPENDIX 3 - NATURAL AND CULTURAL RESOURCES

Natural Resources

Geology

The bedrock within the study area is composed primarily of sedimentary rock of the Ordovician Age. The study area was covered several times by continental glaciers during the Wisconsin Glaciation approximately 10,000 years ago. The ground rock, called glacier till, from the glaciers is one of the parent materials of many present-day soils. Depth to bedrock varies.

Groundwater

According to the Groundwater Atlas of the U.S. (USGS) and NYSDOH, there are no designated aquifers located within the Town of Manlius or Village of Fayetteville. The Village is north of an area mapped as a New York and New England carbonate-rock aquifer.

Soils

The Soil Survey of Onondaga County, New York (1977) describes the soils found across the County and utilizes soil associations to give general descriptions of soil depth, slope and drainage. Constraints to development are also provided in the Soil Survey. A soil association is a landscape that has a distinctive proportional pattern of soils, generally consisting on one or more major soils and at least one minor soil. The associations can be

helpful in attaining a general idea of soil quality and use suitability. Table 3-1 summarizes the soil associations found in the Village of Fayetteville. Map 4 identifies the soil locations in the village.

Although Fayetteville today is a mature built-out community, soils information is still useful for future planning purposes including new development and redevelopment projects as well as upgrades to local infrastructure. Moreover, it is recommended that Village representatives refer to the Soil Survey to determine if a proposed project is compatible with soil(s) present at a proposed development site.

Table 3-1: Soil Associations				
Village of Fayetteville				
Association	Description	Topographic location	Bedrock Material	Development Limitations
Benson	Shallow, somewhat excessively drained or excessively drained, medium-textured soils.	Uplands on bedrock controlled landsforms.	Limestone and shale.	Hard bedrock.
Carnillus	Moderately deep, well-drained, medium-textured soils that are 20 to 40 inches deep over soft-gray silty shale bedrock.	Uplands on bedrock controlled landsforms.	Shale.	Slope and erosion.
Carlisle	Deep, very poorly drained, organic soils that formed in woody organic deposits.	Uplands	N/A	Wetness and poor stability.
Cazenovia	Deep, well-drained and moderately well-drained, medium-textured soils that have moderately fine textured subsoil.	Uplands	Shale, limestone and some clay.	Slope, hardness of erosion, and slight seasonal wetness.
Collamer	Deep, well and moderately well-drained, medium and high-lime soils, Medium Textured Subsoils.	Uplands or island lime areas of large plains.	Limestone and shale.	Slow to very slow permeable till substratum.
Honeyoye	Deep, well-drained, medium-textured soils.	Till plains of the lower uplands at elevations of 700 to 1,400 feet.	Limestone and shale.	Slope erosion and slow permeability of the substratum.
Howard	Deep, well-drained and somewhat excessively drained, medium-textured and moderately coarse textured soils.	Alluvial fans in larger valleys.	Sandstone, shale and limestone.	Rapid runoff.
Ontario	Deep, well-drained, medium-textured soils.	Upland till plains and drumlins.	Sandstone and shale.	Hardness of erosion.
Palms	Well-decomposed organic underlain by loamy mineral matter.	Shallow depressions on the large plains and till plains.	N/A	Wetness and poor stability.
Palmyra	Deep, well-drained to excessively drained, medium-textured soils with high gravel content.	Glacial outwash terraces and areas along larger valleys at elevations within 1,500 feet.	Limestone, sandstone and shale.	N/A
Teel	Deep, moderately well-drained, medium-textured and high-lime soils.	Flood plains along larger streams.	N/A	N/A
Wassaic	Moderately deep, well-drained and moderately well-drained, medium-textured soils.	Uplands where underlying bedrock affects the relief.	Sandstone, shale and limestone.	Depth to bedrock and slope in places.
Wayland	Deep, poorly drained and very poorly drained, medium-textured and high-lime soils.	Lower areas of flood plains along small and large streams.	N/A	N/A

Source: Soil Survey of Onondaga County, 1977

Topography

U.S. Geological Service topographic information indicates a 340 foot change in elevation across much of the Village. Elevations range from approximately 430 to 770 feet above sea level. The most readily apparent change in local topography occurs within Green Lakes State Park and west of the park.

The study area is set in the physiographic area known as the Eastern Ontario Hills, which is part of the larger Erie-Ontario Lowland region. This area includes an area of low hills composed of glacier drift. According to U.S. Geological Service topographic information. The topography of the study area is relatively flat with a range of mostly 2% to 5% slopes. Steeper slopes (8 to 20%) exist along sections of the Limestone Creek Corridor and in the northern sections of the study area. The high point of the study area exists on the east side of the study area and the elevation drops approximately 230 feet as one moves west toward Lake Ontario. Elevations in the study area range from approximately 510 feet above mean sea level (amsl) on the east side of the study area to 280 feet amsl in the west. In the village, the elevation varies but generally increases from 246 feet (amsl) at the lake shoreline to approximately 300 feet (amsl) at the inland boundaries. See Map 5 for the location of slopes in the village greater than 12%.

Surface Water Resources

Portions of two NYSCED protected streams lie within the Village of Fayetteville. Limestone Creek south of Genesee Street is classified as a C(T) stream, indicating that its existing or expected best usage is for support of fisheries and other non-contact activities and that it may support a trout population. Limestone Creek north of Genesee Street is a Class C water and is not protected by the State. Bishop's Brook Creek is the other protected stream with a classification of C(TS), indicating that its existing or expected best usage is for support of fisheries and other non-contact activities and that it may support trout spawning.

Watersheds and Waterways

The Village of Fayetteville is located within the Oneida Lake watershed, which drains to the Oswego River Basin and onto southeastern Lake Ontario, part of the Great Lakes Region. The average annual precipitation is 40.13 inches and annual average snowfall is 119.9 inches.

Limestone Creek and Other Surface Waters

The most significant surface water feature within the Village is Limestone Creek, which flows south to north through the western half of the Village. This stream has been channelized in several locations for flood control reasons. A secondary surface water feature within the Village is Bishop's Brook Creek, which flows south to north through the eastern half of the Village. Another secondary surface water is Pool's Brook, flowing west to east, which arises in springs in Fayetteville's Briar Brook subdivision. This subdivision includes approximately 14 acres of Pool's Brook watershed.



Floodplains

Floodplains are areas of land adjacent to rivers and streams that have or are expected to flood. Floodplains protect other areas from flooding by absorbing or holding the water. They can also be habitats for varied types of wildlife. There are two 100-year floodplains within the study area as defined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). A major floodplain follows the entire path of Limestone Creek as it flows through the village. Limestone Creek has a relatively broad AE Zone 100-year floodplain, with some areas along the fringe mapped

as 500-year floodplains. This has historically been a flood prone area within the Village. The second floodplain exists along Bishop's Brook Creek. See Map 5 for the location of the floodplains in and around the village.

Table 3-2: State-Regulated Wetlands			
Village of Fayetteville			
Wetland	Class ¹	Total Size (Acres)	Approximate Size Within Village (Acres)
MAN-9		25.3	25.3
SYE-26		57.7	39.4

¹NYS classification system, which established four separate classes that rank wetlands according to their ability to provide functions and values. Class I having the highest rank, descending through Class V.

Wetlands

State regulated wetlands are located in the southwestern portion of the Village along Limestone Creek and in the northeastern portion of the Village (Map 5). Table 3-2 provides a summary of these state-regulated wetlands.

Street Trees

In 2005, Cornell's Community Forestry Program Work Team conducted a community street tree inventory in Fayetteville. 2,585 trees were inventoried. Sugar Maples accounted for the majority (31 percent) of Fayetteville's total street trees. Tree stocking was 82 percent. The ISA tree value was reported as \$5,196,820. The report provides the following information: species distribution; diameter distribution; tree condition class; management recommendations; stocking percentage; tree wire conflicts; and replacement value.

Cultural Resources

Historic Properties and Resources

The National Register of Historic Places is the official list of properties significant in the history, architecture, and archeology of the nation. Table 3-3 lists the one national register property and one historic district located in the Village.

Other notable historic resources in Fayetteville include:

- Fayetteville architecture and notable architects, such as Ward Wellington Ward and Charles Umbrecht;
- The Historic District;
- The Historic Preservation Commission;
- Notable residents and their houses, such as Grover Cleveland, Matilda Gage and Leopold Stickley;
- Participation in historical movements and events, such as the Women's Rights Movement, the Civil War, the Arts and Crafts Movement;
- Industries such as limestone and Stickley furniture; and
- Industrial remains such as the Ledyard Canal and Bishop's Brook's sluice, the limekiln on the east side of Fayetteville Feeder Canal, the change bridge at the junction of the Fayetteville Feeder Canal and the Old Erie Canal, the aqueduct to the change bridge, and the Fayetteville Free Library, which is the former Stickley factory.

Archeological Resources

A small portion of the southwest corner of the Village is identified as an archeological sensitive area.

Table 3-3: National Register Properties

Village of Fayetteville				
Map Key #	National Register #	Property	Address	Listing Date
1	90 NR02129	Genesee Street- Hill- Limestone Plaza Historic District	Both Sides of Genesee Street from Chapel Street to Limestone Plaza; also 108 and 109 (The Grover Cleveland House) Academy St.	07/29/1982
2	90 NR02130	Snell, Levi, House	416 Brooklea Dr.	08/20/1987

Source: National Register of Historic Places

2014 Update

Since the publication of the 2008 Comprehensive Plan, several important changes have taken place with regard to the regulation of stormwater and wastewater management. These changes have occurred, and continue to occur, at multiple levels of government, from federal down to local. The cumulative impact of multiple changes to this regulatory context will shape development opportunities within the Village for many years to come.

The primary changes in the regulation of stormwater management stem from the Amended Consent Judgment (ACJ) reached between Onondaga County, New York State, and the Atlantic States Legal Foundation. In 2008, County Executive Joanne Mahoney ordered a review of scheduled stormwater infrastructure projects within the County for the purpose of examining the potential for “green” infrastructure to improve local water quality, particularly that of Onondaga Lake (where the County’s treated effluent is disposed). In 2009, a subsequent revision to the ACJ allowed the County to incorporate a more sustainable strategy toward that end, one focused on distributed, on-site stormwater capture and infiltration. This revision led directly to the creation of the County’s “Save the Rain” program, which combines traditional stormwater management practices (e.g., sewer separation, storage facilities) with green infrastructure (e.g., rain gardens, permeable pavement, green roofs) to reduce the amount of stormwater treated by the Metropolitan Syracuse Wastewater Treatment Plant (Metro). In particular, these new strategies are aimed at reducing the number of combined sewer overflows (CSOs) that occur within the County, as these events are a primary contributor to pollution in Onondaga Lake.

In the years since 2009, the Save the Rain program has led to the design and installation of many innovative and cost-effective solutions for stormwater management. Most of the effort since the program’s inception has been aimed at projects within the City of Syracuse; however, in 2012 Onondaga County launched the Suburban Green Infrastructure Program (SGIP), which directs Save the Rain funding resources out into the surrounding communities. Two projects within the Village of Fayetteville have received funding through this initiative, most notably the Lower Village Streetscape project in Limestone Plaza. This project included several green infrastructural elements, such as permeable pavement, rain gardens, tree plantings, and rain barrels. It \$360,000 in SGIP funding, and is designed to capture 2,788,200 gallons of stormwater per year. Unfortunately, the Lower Village Streetscape project also contributed to a series of flooding issues in the fall of 2013.

In addition to regulatory and funding updates relative to the ACJ, the County is also faced with new restrictions regarding the operation of their Meadowbrook treatment plant. In 2010, the New York State Department of Environmental Conservation required Onondaga County to implement flow limits within the Meadowbrook service area, which includes all of the Village of Fayetteville. These restrictions require any new development with sanitary sewer connections to offset 100% of their flow contributions

into the plant. These offsets can be achieved by a number of means, but primarily through repairs to sewer infrastructure to reduce the amount of groundwater that infiltrates existing sanitary sewer lines.

In addition to natural resource issues relative to stormwater management, the Village also faces a threat to its tree resources (both public and private) due to the imminent spread of the Emerald Ash Borer. This invasive beetle has been threatening forestry resources all across the northeastern United States, and has recently been found in the City of Syracuse and the Town of DeWitt; it is not a question of whether the Emerald Ash Borer will impact ash trees within the Village of Fayetteville, but rather a matter of how quickly and for how long. The damage to ash trees throughout the Village will be widespread, and the challenge to Village officials and the Department of Public Works will be to manage the infestation in a manner that mitigates further infestation to the greatest extent possible.

Potential impacts on the community

The potential impacts of changes to stormwater and wastewater regulation are only just beginning to influence development within the Village. The Save the Rain SIGP may help to fund or otherwise incentivize green infrastructural installations within the Village in the near future; however, this program is not scheduled to continue indefinitely.

Whether or not there is long-term funding available through the program, the Village's experience with the Lower Village Streetscape project has provided more immediate and very valuable lessons for future implementation of similar initiatives.

In the past year, there has been some discussion of incorporating new or revised stormwater management fees based on flow contributions into the sewer system. Although the format (and ultimately, the cost) associated with such regulations is not yet known, Onondaga County is scheduled to undertake an examination of how something of this nature may work. Regardless of the specifics, it is likely that flow-based fee structures will be implemented in the coming years; whether they are based on impervious surface coverage, on-site management practices, or some other mechanism, such fees would likely have an immediate and lasting impact on the shape and form of development within the Village.

2014 Recommendations that reflect these conditions

LD2.14

LD2.16

R1.1

R6.2



APPENDIX 4 - ECONOMIC OVERVIEW

Resident Employment and Occupation

Resident Employment and Occupation

Table 4-1 illustrates the employment of residents in the Village of Fayetteville as compared to the Town of Manlius and Onondaga County residents. The Village's top three employment sectors are Education/Health/Social Services at 34.3% of jobs (741 jobs), Professional at 12.4% (268 jobs), and Retail Trade at 8.9% (193 jobs). Similar to the Village of Fayetteville, the Town of Manlius and Onondaga County share the same top three sectors for employment.

The Village of Fayetteville's employment represents approximately 1.0% of Onondaga County's employment and approximately 14% of total employment in the Town of Manlius.

Table 4-1: Employment by Industry, 2000

Classification	Village Of Fayetteville		Town Of Manlius		Onondaga County	
	#	%	#	%	#	%
Agriculture/Forestry/Fishing/Hunting/Mining	24	1.1%	60	0.4%	1,224	0.6%
Construction	106	4.9%	739	4.7%	9,337	4.3%
Manufacturing	165	7.6%	2,072	13.3%	27,793	12.9%
Wholesale Trade	66	3.1%	733	4.7%	9,005	4.2%
Retail Trade	193	8.9%	1,726	11.1%	25,631	11.9%
Transportation/warehousing/ Utilities	66	3.1%	544	3.5%	11,407	5.3%
Information	56	2.6%	473	3.0%	7,104	3.3%
Finance, rental and leasing	204	9.4%	1,206	7.7%	15,314	7.1%
Professional/Scient/Mgmt/Admin/Waste	268	12.4%	1,601	10.3%	17,654	8.2%
Education/Health/Social Services	741	34.3%	4,429	28.4%	56,571	26.2%
Arts/Entertainment/Recreation/Accommodation	72	3.3%	795	5.1%	15,524	7.2%
Other Services	104	4.8%	688	4.4%	10,936	5.1%
Public Administration	94	4.4%	515	3.3%	8,214	3.8%
Total	2,159	100%	15,581	100%	215,714	100%

Source: U.S. Census 2000

Table 4-1 is updated on pg. 124

Table 4-2: Occupation for Residents 16 & Older, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County
Occupation Type	Total	%	%	%
Management Professional	1,193	55.3	49.2	37.5
Service Industry	193	8.9	9.6	14.6
Sales Office and Admin Support	515	23.9	28.0	28.5
Farming Fishing Forestry	16	0.7	0.2	0.3
Construction Transportation Maintenance	97	4.5	4.9	6.4
Production Transportation Material	145	6.7	8.1	12.6
Total Residents 16 and Older	2,159	100	100	100

Source: U.S. Census 2000

Table 4-2 is updated on pg. 124

Table 4-2 indicates resident occupation from the 2000 Census for the Village of Fayetteville. Approximately 55% of the Village's employed residents held management or professional positions. Positions in the sales, office, and administrative support represented approximately 24% of the labor force, followed by occupations within the service industry at approximately 9%. The Town of Manlius and Onondaga County shared the same top three professions. Table 4-3 reviews the employment status of residents 16 and older compared to the Town of Manlius and Onondaga County residents 16 and older.

Table 4-3: Employment Status of Population 16 & Older, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County
Status	Total	%	%	%
in Labor Force	2,262	68.9	66.4	64.7
Civilian Employed	2,159	65.8	63.4	61.1
Civilian Unemployed	90	2.7	2.9	3.5
in Armed Forces	13	0.4	0.1	0.1
Not in Labor Force	1,019	31.1	33.6	35.3
Total Population 16 & Older	3,281	100%	100%	100%

Source: U.S. Census 2000

Table 4-3 is updated on pg. 124

Commuter Patterns

According to the 2000 Census, approximately 87% of Village of Fayetteville residents drive alone to work. This percentage is similar to Onondaga County and New York State.

The 2000 Census indicates approximately 51% of the commuters in the Village of Fayetteville took less than 20 minutes to get to work. The mean commute time for residents in the Village of Fayetteville was slightly higher

Table 4-4: Means of Transportation to Work Comparison, 2000

Means of Transportation to Work	Village of Fayetteville		Town of Manlius		Onondaga County		New York State
	Total	%	Total	%	Total	%	%
Drove Alone-Car, Truck, or Van	1,888	87.3%	13,888	87.0%	169,433	80.1%	81.8%
Carpooled-Car, Truck, or Van	120	5.5%	993	6.5%	20,873	9.9%	9.3%
Public Transportation	8	0.4%	124	0.8%	5,560	2.6%	0.8%
Walked	38	1.8%	230	1.5%	8,262	3.9%	4.0%
Other Means	0	0.0%	76	0.5%	1,541	0.7%	0.5%
Worked at Home	109	5.0%	584	3.8%	5,977	2.8%	3.6%
Total	2,163	100%	15,395	100%	211,646	100%	100%

Source: U.S. Census 2000

Table 4-4 is updated on pg. 125

than the Town of Manlius and Onondaga County, but lower than the mean for New York State and the 45 minute threshold for the majority of commuters in the U.S.

According to the U.S. Census, the percentage of Fayetteville residents working inside Onondaga County decreased from 93.6% in 1990 to 87.7% in 2000. The residents who work outside of the County tend to work in NYS instead of working out of NYS (Table 4-6).

Local Business and Employment

The Village businesses represent a wide cross section of professional services, small size retail establishments, restaurants and small eateries, commercial specialties and personal services. In addition, there are six churches representing several denominations and local institutional uses; including the Manlius Town Hall, the Fayetteville Fire Department, Fayetteville Free Library and U.S. Post Offices. The percentage of unemployed in the Village in 2000 was 2.7% compared to 4.1% for the Syracuse Metropolitan Statistical Area and 3.5% for Onondaga County during this same period.

Labor Force

According to the 2000 Census, approximately 85% of the Village population 25 years and over has some higher education beyond the high school level (including equivalency). Of those individuals who have gone beyond high school, approximately 30% have a Bachelor's degree and approximately 29% attained a Graduate level or Professional degree.

Metropolitan Area Overview

Fayetteville is part of the Central New York Region comprised of Onondaga, Oswego, Cayuga, Madison, and Cortland counties. The Metropolitan Development Association of Syracuse and Central New York describes this 3,500 square mile region as larger than the state of Rhode Island and Delaware combined. This area serves as a major transportation center within two trucking days or one-hour flight from 62% of all manufacturing sales in the U.S. and Canada, and 52% of all businesses in the U.S.

Table 4-5: Travel Time to Work Comparison, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS*
Travel Time	Total	%	%	%	%
10 Minutes	257	12.5%	13.0%	15.8%	17.4%
10-19 Minutes	797	38.8%	37.4%	41.9%	33.3%
20-24 Minutes	510	24.8%	25.0%	19.7%	15.1%
25-34 Minutes	321	15.6%	17.8%	14.4%	16.5%
35-44 Minutes	47	2.3%	2.5%	2.6%	5.1%
45-59 Minutes	67	3.3%	2.1%	2.5%	5.4%
60 Minutes	55	2.7%	2.3%	3.1%	7.2%
Total	2,054	100%	100%	100%	100%
Mean Travel Time	20.7		20	19.3	23.7

Source: U.S. Census 2000 Notes: * includes upstate New York only

Table 4-5 is updated on pg. 125

Table 4-6: Workers Place of Work

	1990		2000	
Work Location	#	%	#	%
located in State of residence	2,339	99.7	2,150	99.4
located in County of residence	2,196	93.6	1,898	87.7
located outside of County of residence	143	6.1	252	11.7
located outside of State of residence	7	0.3	13	0.6
Total	2,346	100	2,163	100

Source: U.S. Census 1990-2000

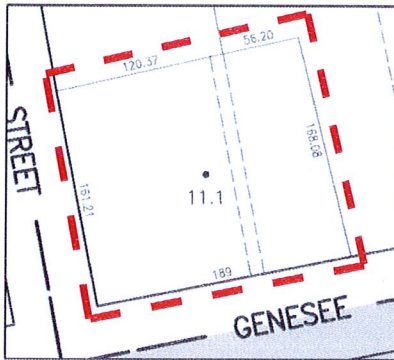
2014 Update

Much has changed to the economy at large since the publication of the 2008 Comprehensive Plan. Many of the indicators that can be used to describe the shape and health of the economy at the local level have swung in both directions over the past five years. For a complete review of Updated Tables 4-1 through 4-6, see Appendix 10.

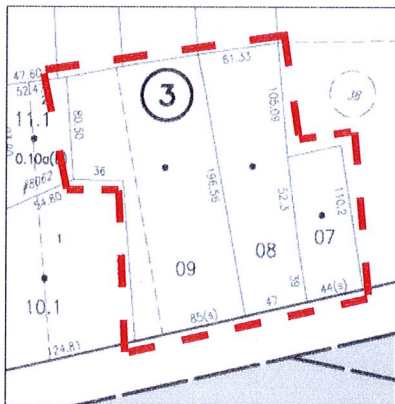
One element that is missing from the 2008 Comprehensive Plan is a discussion of the fiscal impacts of land use and development on the Village of Fayetteville. Although by no means an exhaustive examination, the 2014 Update provides an opportunity to analyze these impacts, particularly in light of Village tax revenues relative to traditional mixed development.

Among its many benefits to the Village, traditional mixed-use development promotes a walkable environment, a diversity of local businesses and services, and a character consistent with the stated preferences of Village residents. It also benefits the Village's bottom line, in that it produces a much greater degree of property tax revenue per acre than contemporary, auto-oriented, single-use development. This is particularly important in light of developments that have occurred since the publication of the 2008 Comprehensive Plan. In 2010, Onondaga County revised its sales tax revenue sharing practices with towns and villages. As part of the new agreement, the Village of Fayetteville receives only a very small portion of the sales taxes that are generated within its borders. Prior to 2010, sales taxes had been a very important source of revenue for the Village, and funded a number of economic development and infrastructural initiatives. Although it had always been the primary source of municipal revenue, the importance of the property tax has been underscored subsequent to this major shift in county policy.

To illustrate the impact of traditional mixed use on the property tax revenue stream, two examples from within the Upper Village are presented in Table 4-5 below. Both examples are approximately the same total size; however, they feature very different development characteristics from one another. Example 1 features a single restaurant located in the middle of approximately 50 parking spaces. Example 2 features three parcels of land, and includes a restaurant, coffee shop, boutique, gift shop, salon, two offices (both currently vacant), two residential units, and a telecommunications tower (which is considered a separate parcel for administrative purposes).



Example 1: Parcel 11.1



Example 2: Parcels 07, 08, and 09

Example #	Tax ID	Acreage	Total Acreage	2013 Total Assessed Value	2013-2014 Village Property Tax	Total Village Tax Revenue per Acre
1	009.-04-11.1	0.69	0.69	\$600,000	\$4,020	\$5,826
2	009.-03-09.0	0.4	0.73	\$378,300	\$2,535	\$8,576
	009.-03-08.0	0.23		\$191,300	\$1,282	
	009.-03-07.0*	0.1		\$364,800	\$2,444	

*includes taxed telecommunications infrastructure

It also features shared surface parking that accommodates all of these properties (estimated at 50-55 spaces), most of which is located behind the buildings.

Both examples' 2013-2014 Village property taxes are shown on a per-acre basis to present an equitable analysis of their contribution to Village revenues. As shown in Table 4-5, Examples 1 and 2 produce a total Village property tax revenue \$5,826 and \$8,576 per acre, respectively. As shown, the smaller individual lots and mixed uses of Example 2 generate 47% more property taxes than the single use featured in Example 1. Even after controlling for the presence of telecommunications infrastructure in Example 2 (which increases the tax revenue per acre), Example 2 still outperforms Example 1 in terms of its contribution to Village revenues by approximately 26%.

In addition to property tax revenues, municipal expenditures (though not specifically examined here) should also be considered. On a per-acre or per-linear-foot basis, municipal expenditures such as road resurfacing and sidewalk replacement are likely to be comparable for these similarly-sized examples. Those that are covered or offset by user fees would not be significantly different for the two. Many other expenditures, such as debt service, municipal payroll, retiree benefits, etc. are not influenced by land uses or land use intensity (aside from positive impacts associated with increased revenue). Other jurisdictions' expenditures may be affected as well, such as the cost per linear foot of County-owned sewer lines, or the cost per capita of Town of Manlius police protection. On balance, the greater density of uses within Example 2 should create increased efficiencies for the delivery of municipal services, and the significantly higher revenue per acre likely outstrips any increased expenditures on a per-acre basis to the extent that they may exist.

Although mixed use development is reliably more tax productive, it is not always supported by the Village zoning ordinance. For example, the minimum lot size of 15,000 square feet within the "Traditional Business" district located in the Upper Village is not supportive of small-lot infill. In fact, many existing lots within the Upper Village do not conform to that standard (including two of the three parcels included in Example 2). At a minimum lot size of 15,000 sf, plus the required minimum off-street parking requirements (which vary by use), maximum lot coverage (50%) and maximum building size (7,500 sf), the tax-productive, mixed-use, walkable Village character that many residents have prioritized may be incrementally lost in favor of an auto-oriented contemporary character that produces less value for residents, both in terms of aesthetic appearance and property taxes.

2014 Recommendations that reflect these conditions

LD2.14	LD3.1	HN5.1
LD2.15	LD11.1	FS20.1
LD2.16	HN1.1	

APPENDIX 5 - HOUSING

This section includes an overview on the Village of Fayetteville's housing inventory, including a discussion on the age, value, and occupancy of the housing units.

Housing Inventory

The Village of Fayetteville had 1,946 housing units in 2000, which represents an increase of 106 units from the previous decade. According to the 2000 Census, most of the housing in the Village of Fayetteville, Onondaga County, and NYS was developed before 1970 (81.4% for the Village, 68.1% for the County, and 74.1% for NYS). The Town of Manlius witnessed its housing development boom during the 1990s. The median year structure built in the Village is 1955, as compared to 1958 for the County and 1954 for NYS, whereas the Town of Manlius's median year structure built is 1991. Table 5-1 and Figure 5-1 compare the age of the Village's housing stock to the housing of the Town of Manlius, Onondaga County, and NYS.

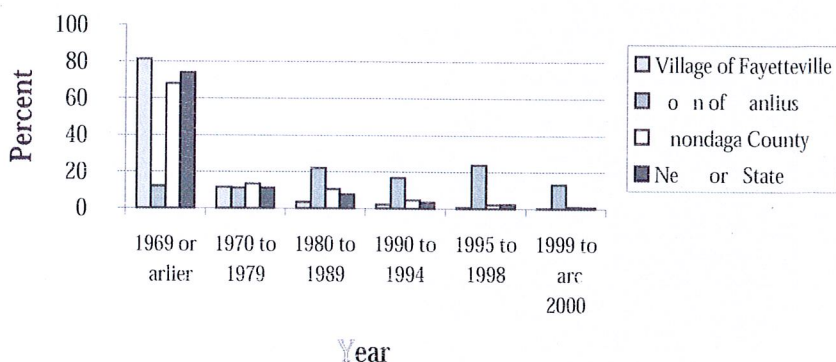
Table 5-1: Housing Units by Year Structure Built

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
Year	Total	%	%	%	%
1969 or earlier	1,584	81.4	12.3	68.1	74.1
1970 to 1979	225	11.6	11.4	13.4	11.3
1980 to 1989	70	3.6	22.1	10.6	7.7
1990 to 1994	44	2.3	16.9	4.6	3.4
1995 to 1998	15	0.8	23.9	2.3	2.6
1999 to present	8	0.4	13.3	1.0	0.9
Total	1,946	100	100	100	100
Median Year Structure Built	1955		1991	1958	1954

Source: U.S. Census 2000

Table 5-1 is updated on pg. 125

Figure 5-1: Comparison Of Housing Inventory, 2000



Source: U.S. Census 2000

Table 5-2: Housing Unit Type, Village of Fayetteville, 1990 and 2000

Type of Unit	1990		2000		1990-2000
	#	%	#	%	% Change
1 Family, detached	1,303	70.8	1,293	66.4	-0.8
1 Family, Attached	89	4.8	152	7.8	70.8
2 Family	107	5.8	118	6.1	10.3
3 or 4 Family	141	7.7	196	10.1	39.0
5 to 9 Family	66	3.6	47	2.4	-28.8
10 to 19 Family	49	2.7	33	1.7	-32.7
20+ Family	62	3.4	107	5.5	72.6
Mobile home or trailer	23	1.3	0	0.0	-100.0
Total	1,840	100.0	1,946	100.0	-

Source: U.S. Census 1990, 2000

Table 5-2 is updated on pg. 126

Town has the largest percentage of single-family detached housing units at 72.1%.

Housing Occupancy

Table 5-4 provides an overview of resident occupancy in the Village in 1990 and 2000. Approximately 97%, or 1,830 of the existing units identified in 2000 were occupied with only 71 units identified as vacant. This percentage

Table 5-2 compares the types of housing units in the Village of Fayetteville in 1990 and 2000. While the Village's housing inventory is mostly comprised of single-family detached units (66.4% in 2000), recent construction trends have included the development of a variety of housing types. The number of buildings having 3 or 4 units increased by 55 units during the 1990s, and the number of single-family attached dwellings increased by 63 units and the number of 20 plus units increased by 45 units. In comparison, the number of mobile homes and other housing units decreased by 100% and 10 to 19 family homes dropped by 32.7%.

Table 5-3 compares the types of housing units in the Village of Fayetteville, Town of Manlius, Onondaga County, and NYS in 2000. In comparison with the Town and County, the Village has the middle percentage of single-family, detached housing units at 66.4%, whereas the

Table 5-3: Type of Specified Owner-Occupied Units, 2000

Type of Unit	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
	Total	%	%	%	%
1 Family, detached	1,293	66.4	72.1	61.4	41.7
1 Family, Attached	152	7.8	8.9	3.5	4.9
2 Family	118	6.1	3.2	9.5	10.9
3 or 4 Family	196	10.1	3.5	5.4	7.3
5 to 9 Family	47	2.4	5.8	6.5	5.3
10 to 19 Family	33	1.7	1.2	4.8	4.3
20+ Family	107	5.5	4.6	7.6	22.9
Mobile home or trailer	0	0.0	0.7	1.4	2.8
Total	1,946	100.0	100	100	100

Source: U.S. Census 2000

Table 5-3 is updated on pg. 126

of occupied units reflects the long-term stability of the residential neighborhoods within the Village.

The table also indicates the number and percentage of owner-occupied units as compared to renter-occupied units. In 2000, the Village's housing inventory consisted primarily of owner-occupied housing units (1,359), or 71.5%, as opposed to rental units (471) or 24.8%.

Housing Values

Table 5-5 provides an overview of home values in the Village, the Town, the County, and NYS. In 2000, it was estimated that 41.3% of the Village's housing stock was valued at less than \$100,000. This compares to 42.8% of the housing in the Town of Manlius, 66.9% of the housing in Onondaga County, and 32.2% in NYS. The Village's inventory of housing was valued between \$100,000 and \$149,999 or 45.2%, as compared to 29.4% for the Town, 21.3% for the County, and 17.4% for NYS. Homes in Fayetteville valued at \$200,000 or more were estimated at 4.5% in 2000 (this percentage was calculated before the Briarbrook subdivision development), while it was 12.5% for the Town, 4.8% in Onondaga County, and 32.1% in NYS. These numbers are pre-Briarbrook.

Table 5-4: Housing Inventory, Village of Fayetteville, 1990 and 2000

Characteristics	1990		2000		1990-2000
	#	%	#	%	% Change
Total Housing Units	1,840	100	1,901	100	3.3
Occupied Housing Units	1,772	96.3	1,830	96.3	3.3
Vacant Housing Units	68	3.7	71	3.7	4.4
Owner-occupied Housing Units	1,305	70.9	1,359	71.5	4.1
Renter-occupied Housing Units	467	25.4	471	24.8	0.9
Vacant Housing Units	68	3.7	71	3.7	4.4
For Rent	23	1.3	20	1.1	-13.0
For Sale Only	16	0.9	12	0.6	-25.0
Entered or Sold, Not Occupied	16	0.9	6	0.3	-62.5
Seasonal, Recreation, Occasion	4	0.2	22	1.2	450.0
Other Vacant	9	0.5	11	0.6	22.2

Source: U.S. Census 2000

Table 5-4 is updated on pg. 126

Table 5-5: Comparison of Value of Specified Owner-Occupied Units, 2000

Value	Village of Fayetteville		Town of Manlius		Onondaga County		NYS	
	#	%	#	%	#	%	#	%
Less than 50,000	34	2.5	208	2.2	6,654	6.4	151,310	5.6
50,000 - 99,999	521	38.8	3,810	40.6	62,952	60.5	714,774	26.8
100,000 - 149,999	606	45.2	2,754	29.4	22,217	21.3	491,060	18.3
150,000 - 199,999	121	9.0	1,432	15.3	7,319	7.0	468,384	17.4
200,000 - 299,999	51	3.8	828	8.8	3,515	3.4	501,839	18.7
300,000 or more	9	0.7	343	3.7	1,431	1.4	362,361	13.5
Total	1,342	100	9,375	100	104,088	100	2,689,728	100
Median House Value-1990	107,400		104,845		80,696		131,595	
Median House Value- 2000	107,100		111,551		85,437		148,740	

Source: U.S. Census 1990, 2000

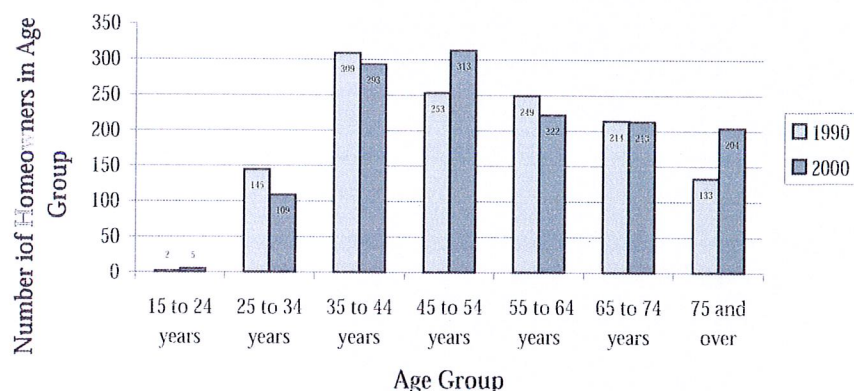
Table 5-5 is updated on pg. 127

With 84% of the property values within the Village valued between \$50,000 and \$150,000 (as reported by the 2000 US Census), the turnover of these properties may provide opportunities for younger individuals or current renters to become homeowners within the Village. Median house value for the year 2000 was \$107,100.

Housing Tenure

As illustrated in Figure 5-2, there has been a 24.8 percent decrease in homeownership by individuals between 25 and 34 years old, and a 10.8 percent decrease in home ownership by individuals between 55 and 64

Figure 5-5: Homeownership by Age Group, 1990 & 2000



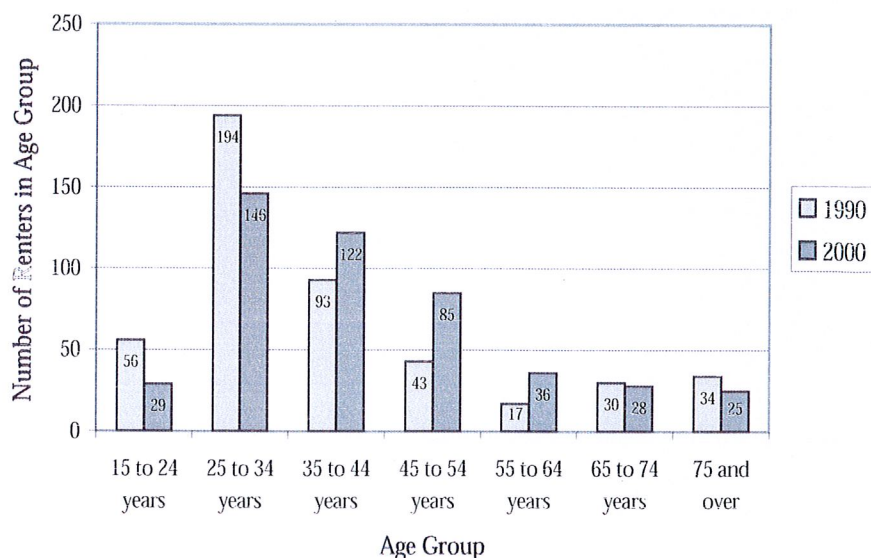
Source: U.S. Census 1990, 2000

years old. Conversely, the Village experienced a 23.7 percent increase in homeowners that are between 45 and 54 years old as well as a 53.4 percent increase in homeowners that are older than 75 years old.

In general, the trend is that people are living longer and older individuals are choosing to stay in the area within their homes for greater periods of time. If this trend continues it will impact future land use, housing, business and community services in the Village. It should be noted that it has been difficult for young individuals and current renters to

purchase properties within the Village as current homeowners remain for extended periods of time. In 2000, the US Census data indicated that individuals that are 45 years old and older own about 70% of the owner-occupied homes. In addition, the 2000 US Census data also indicated that there has been a 14.8% increase in renters between the age of 35 and 54, but

Figure 5-3: Renters by Age Group, Village of Fayetteville, 1990 & 2000



Source: U.S. Census 1990, 2000

there has been a decrease of 16.3% of renters that are 34 years old and younger (Figure 5-3).

Therefore, while data indicate that the Village does not appear to attract and maintain renters younger than 35 years old, it does appear to attract and retain a greater percentage of renters that are between 35 and 54 years old, age brackets that are traditionally associated with more stable households.

2014 Update

Issues related to Housing are updated within Appendix 1 (re: the accommodation of changing demographics), Appendix 2 (re:

housing and mixed use development opportunities) and Appendix 4 (re: economic benefits of mixed uses within the Village center).

APPENDIX 6 - TRANSPORTATION

Roadways

The evolution of the transportation system, within a village and throughout a region, has a reciprocal impact upon the prevailing patterns of land development and the spatial layout of a village. Vehicular traffic is one of the most visible impacts of land development and economic activity. Traffic due to all types of land use and development (residential, commercial, industrial) and the economic activities that go along with different types of land uses, not only affects a village's local road network, but also impacts the highway system and regional travel.

In the Village of Fayetteville, much of what has to do with traffic and transportation issues through the Village is a result of what is happening outside Village boundaries, primarily in suburban communities to the east, including the Town of Manlius and the Village of Chittenango in the Town of Sullivan. The most convenient travel route between areas east of Fayetteville and the City of Syracuse is through the Village of Fayetteville. During the public planning process, sensitivity to widening of major roadways to accommodate the demands of commuter traffic is seen as a threat to Fayetteville's community character. The following discussion provides information to assist the Village in the assessment of the transportation system and its ability to meet the needs of the local community.

Functional Classifications

Roadways function to provide “mobility” (the ability to move from one location to another) and “access” (the ability to get to or from a specific parcel of land). To a certain extent, these functional objectives compete against each other. In general, the greater the amount of access provided along a roadway, the less mobility that roadway will provide. Some roads are designed to emphasize mobility over access and some are designed to

emphasize access over mobility.

Functional classification is a means of defining the relative amount of mobility versus access a specific roadway is intended to provide. Roadways are divided into functional classifications according to the purpose they serve. The Village of Fayetteville’s roadway system includes principal arterials, minor arterials, and local streets. There are no collector roads in the Village. Map 7 shows the functional classification of existing roadways in the area. Functional classifications also reflect expected traffic capacity, speeds and design characteristics as shown in Table 6-1.

Table 6-1: Roadway Functional Classification Characteristics				
Criteria	Principal Arterial	Minor Arterial	Collector	Local Street
Spacing	developed areas: 2-3 miles	developed areas: -1 mile	developed areas: -3 4 mile	As needed to access land uses
Roadway Connections	to interstates, principal arterials and selected minor arterials and collectors	to interstates, principal arterials, other minor arterials, collectors and some local streets	to minor arterials, other collectors and local streets	to collectors, other local streets and a few minor arterials
Mobility	high	high	moderate	low
Access	No direct property access	limited access to property	Access to properties is common	Unrestricted property access
Percent of Mileage	5-10	15-25	5-10	65-80
Percent of Vehicle Miles Traveled	40-65	15-40	5-10	10-30
Intersections	Grade separated or high capacity intersection controls	traffic signals and cross street stops	All-way stops and some traffic signals	As required for safe operation
Parking	None	restricted as necessary	restricted as necessary	Usually unrestricted
Large Trucks	No restrictions	No restrictions	restricted as necessary	Permitted as necessary
Typical Average Daily Traffic	15,000-200,000	5,000-30,000	1,000-15,000	less than 1,000
Posted Speed Limits	45-65 mph	35-45 mph	30-40 mph	maximum 30 mph

between the users of these roadways may lead to frustration, as neither of their needs is likely to be fully met. The commuter trying to move quickly through the area to get to his/her destination outside the Village is inconvenienced by the vehicles slowing to access local establishments, while the high volume and speed of traffic and lack of opportunity to re-enter the roadway from a local property may intimidate the local user.

Minor Arterials

NYS Route 257, also referred to as Fayetteville-Manlius Road, bisects the center of the Village in a north/south alignment. NYS Route 257 runs in front of the Wellwood Middle School and Fayetteville Elementary School properties.

Principal Arterials

NY Route 5 is the principal arterial in the Village and it is intended to provide the highest degree of mobility with no direct access to property. The classification of Route 5 within the Village as principal arterial is inconsistent. The roadway provides mobility, however, it also provides access to property at a number of locations. This conflict

Collectors

There are no roads classified as collectors within the Village of Fayetteville.

Local Streets

These streets provide access to adjacent properties and neighborhoods. To be effective, local streets should be low speed, aesthetically pleasing, and designed to discourage through traffic.

Traffic Volumes and Speeds

The highest traffic volumes are found on New York State Highway 5 between Highbridge Street and Salt Springs Road within Fayetteville. Table 6-2 lists and Map 7 shows the most recent traffic volumes (in vehicles per day) for major roadways in Fayetteville. The figures in the table and map are based on short-term counts that were adjusted to account for vehicle mix (i.e., cars, trucks, buses, etc.) day of the week, and seasonality to produce estimated daily averages.

Table 6-2: Traffic Volume Counts				
Village of Fayetteville				
Route	Start Location	End Location	AADT*	Year
NY 5	Highbridge St	Salt Springs Rd	22,610	2006
NY 5	Salt Springs Rd	NY 257	16,773	2006
NY 5	RT 257	Duguid Rd	11,910	2005
CR 1090	Village Line S	NY 5	6,774	2005
NY 257	RT 92 (in Manlius)	NY 5	7,166	2006
NY 257	NY 5	NY 290 (in Manlius Center)	4,419	2005

Source: New York State Department of Transportation Traffic Data Viewer

* Annual Average Daily Traffic (count includes both directions)

Table 6-2 is updated on pg. 106

Metropolitan Planning Organization

The Syracuse Metropolitan Transportation Council (SMTC) is the state-designated Metropolitan Planning Organization (MPO) for the Syracuse region. An MPO is required from the federal transportation planning body and is responsible for transportation planning and programming. The MPO is responsible for the Unified Planning Work Program (UPWP), the Long Range Transportation Plan (LRTP), and the Transportation Improvement Program (TIP) for its designated metropolitan planning area. Federal transit and federal highway funding requires the adoption of plans and documents in order to receive funding. The SMTC accomplishes its obligations by creating and updating the LRTP on a regular basis and annually creating a priority list of projects. This annual priority is called UPWP. The UPWP identifies the transportation activities, undertaken by the SMTC, through established goals and recommendations from the 2020 Long Range Transportation Plan.

The SMTC study area covers Onondaga County, and small portions of Madison and Oswego Counties. The SMTC provides forums for the development and decision making of transportation plans, programs, and recommendations. Elected officials, stakeholders, and appointed officials from national, state, and local government organizations make up the SMTC committees. Public participation is encouraged in specific transportation issues.

Road Maintenance

Public Works Department

The Public Works Department maintains and repairs all of the Village streets. There are 26 center lane miles of Village streets.

Bicycle and Pedestrian Facilities

Sidewalks are found primarily in the oldest sections of Fayetteville. There are 17 miles of sidewalk in the village. The newer residential areas throughout the Village lack sidewalks; however, pedestrian/vehicular conflict generally does not occur since these streets are configured to exclude all but local traffic. Most of the sidewalks in Fayetteville are made of concrete, although asphalt is frequently found where asphalt driveways cover the sidewalk. The Village is proposing to construct additional sidewalks to connect some of the newly developed areas to the rest of the Village. Five areas designated for new sidewalks include: Route 5 from Southfield Street to Briar Brook subdivision; Brooklea Drive at Center Street to Route 257 North; Sheffield Lane; Salt Springs Street from the Orchard condominium development to Redfield Avenue; and Penwood Lane to Barker Lane.

Regional Bicycle and Pedestrian Facility Planning

In 2005, the SMTC completed a comprehensive Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan is designed as a policy level plan to preserve and enhance the area's bicycling and pedestrian network as legitimate transportation alternatives.

As a policy plan, the document sets forth policies and guidelines for future bicycle and pedestrian facilities and amenities in the area. The plan allows each municipality to determine if and what they want to implement, the final recommendations are not mandated. The following are the goals established by the 2005 Bicycle and Pedestrian Plan:

- Encourage the use of bicycling and walking as legitimate modes of transportation
- Improve the safety of bicycles and pedestrians
- Educate bicyclists, pedestrians, motorists, law enforcement officers and others regarding traffic laws and safety measures
- Promote the improvement of travel and tourist and business opportunities along bicycle and pedestrian infrastructure
- Encourage planners and municipalities to develop bicycle and pedestrian resources
- Develop a methodology for tracking bicycle and pedestrian improvements

United Planning Work Program

The United Planning Work Program (UPWP), documents transportation

plans and reflects the 2020 Long-Range Transportation Plan adopted in 1995. Included in the UPWP 2006-2008 Plan was the Route 257 Pedestrian Accommodation Feasibility Study. The purpose of this feasibility was to determine how to accommodate the pedestrians that use NYS Route 257. Many residents in the Town of Manlius, Village of Manlius, and Village of Fayetteville use the shoulder to walk, run, and ride bikes on NYS Route 257. The study was completed in 2007. The final report identifies various locations for a pedestrian path along NYS Route 257.

Parking

Surface parking lots are scattered throughout the business areas of the Village. Most businesses have some off-street parking adjacent to their establishments. Most surface lots in the Village are privately owned parcels. A large public parking lot is located in the rear of Village Hall and is frequently full during business hours. On-street public parking opportunities in the Village are limited.

Public Transit

The Central New York Regional Transit Authority (CNYRTA) provides public transit in Fayetteville. CNYRTA transportation district includes Onondaga, Oneida, Cayuga, and Oswego Counties. The services include CNY Centro, Inc. a bus and train system; Call-A-Bus Paratransit Services; Centro Parking; ITC, Inc.; and COORTRANS.

Regional Transportation Center

The regional transportation center is called William F. Walsh Regional Transportation Center and located at 131 Alliance Bank Parkway in the City of Syracuse. The tenants in the regional transportation center are Amtrak, Centro, and Trailways. In Fayetteville, Birnie Bus Company provides service to and from the east and Utica.

Local Bus Services

CNY Centro bus routes include Genesee Street in the Village between Burdick Street to the west and N. Manlius Street to the east. Other routes in the Village include S. Manlius Street and service to Redfield Village. Centro also serves the Town of Manlius, which includes a stop at the Towne Center. Next to the Village Hall and the Towne Center is a Park-n-Ride lot for passengers traveling to downtown Syracuse.

The CNYRTA also operates a Call-a-Bus service to meet the special needs of senior citizens and disabled persons. Call-A-Bus rides are available to eligible customers during the same hours and on the same days that the CNY Centro buses are in operation. The minimum travel length is .075 of a mile.

The community also provides a Friends in Service Here (FISH) program for Fayetteville and Manlius senior residents who need transportation to doctor's appointments. The program consists of volunteer drivers and the

transportation is free.

Local Rail Service

No rail service exists within the Village of Fayetteville.

Air Service

Air transportation in the Fayetteville area is available at the Syracuse Hancock International Airport located approximately 17 miles northwest of the Village near Mattydale. The airport is served by seven major carriers and six air cargo companies. Departures and arrivals at the Syracuse Hancock International Airport exceed 225 flights daily.

2014 Update

As noted in the 2008 Comprehensive Plan, the growth of adjacent communities provides the subtext for transportation issues within the Village of Fayetteville, due to its location along primary commuting routes between these suburbs and the principal employment center in the City of Syracuse. The “choke points” within the local road system are both along East Genesee Street/State Route 5, the primary thoroughfare within/through the Village. Despite several improvements to transportation infrastructure throughout the Village, the arrangement of these two complex intersections has not changed since the publication of the 2008 Comprehensive Plan.

While Updated Table 1-1 demonstrates a general decline in the rates of population growth in the surrounding suburbs, it is worth noting that the current population of the Village of Fayetteville is less than it was in 1970, while the population of the towns of Manlius, Sullivan, and Cazenovia has grown over that same period. This data lends support to the notion that increased traffic congestion within the Village of Fayetteville has been fueled by the growth of surrounding areas more so than the Village itself.

It is also worth noting that traffic counts along several high-volume segments decreased somewhat from 2006 to 2010. Updated Table 6-2 shows traffic counts along SR5, County Route 109, and SR257. While these

Updated Table 6-2: Traffic Volume Counts						
Village of Fayetteville						
Route	Start Location	End Location	AADT*	Year	Previous Count (year)	Change From Previous
NY 5	Highbridge St	Salt Springs Rd	21,190	2010	2006	-6%
NY 5	Salt Springs Rd	NY 257	15,903	2010	2006	-5%
NY 5	RT 257	Duguid Rd	9,018	2010	2005	-24%
CR 109	Village Line S	NY 5	6,594	2010	2005	-3%
NY 257	RT 92 (in Manlius)	NY 5	7,755	2010	2006	8%
NY 257	NY 5	NY 290 (in Manlius Center)	4,584	2010	2005	4%

numbers may run afoul of anecdotal evidence within the Village, they also do not necessarily indicate a trend, nor do they provide adequate indications of roadway levels of service, delay, or safety issues. However, these figures do suggest that more commuters may be coming into the Village from Manlius (and perhaps Cazenovia, beyond). For the sake of context, the volume decrease noted along SR5 from Highbridge Street to Salt Springs Road amounts to an average of less than one car per minute.

SR5/North Burdick/Highbridge

The intersection of State Route 5 with North Burdick Street, Highbridge Road, and Limestone Plaza is located in the Lower Village. It facilitates not only local traffic, but also pass-through commuting traffic traveling between the northern and southern portions of the Town of Manlius that would otherwise be served by I-481 and State Route 92 or State Route 257, and that which is headed to/from the Villages of Chittenango and Cazenovia via State Route 5 and Salt Springs Road.

This intersection provides access to local commercial and retail establishments ranging in size from a large shopping plaza (in the Town of Manlius) to a stand-alone hair salon, with more than 20 curb cuts within a distance of two blocks from the center of the offset intersection. It features a series of dedicated and shared turning lanes at North Burdick Street, and an expansive intersection at Limestone Plaza that includes turning restrictions and a lack of clear directional markings. The efficiency of traffic flow is complicated not only by traffic volume and lane geometry, but also by many factors that are related more to site design than roadway design, such as front-loaded parking lots, limited-access curb cuts (e.g., those that can only be accessed from the eastbound lane), and multiple curb cuts with access to a single (or shared) parking lot.

The SR5/NorthBurdick/Highbridge intersection also serves several immediately adjacent residential neighborhoods in the Lower Village, including the Euclid, Highbridge, Old Village North, and Warner neighborhoods. To the extent that any of these (or other) neighborhoods contribute pedestrians or bicyclists to the vehicular traffic coming through this intersection, this mix of turning movements, entrances/exits, and parking lots can amount to the most difficult area in the Village for those on foot or bike to navigate.

SR5/SR257/Salt Springs

Further east, the intersection of two state routes (5 and 257) and Salt Springs Road comprise the triangular intersection in the Upper Village. Like the offset intersection at North Burdick and Highbridge, this intersection facilitates a large amount of commuter traffic during peak hours. This confluence of three roadways features two paired traffic lights and a single one-way lane (eastbound Salt Springs Road, between SR5 and SR 357), with Veteran's Memorial Park located inside of the triangle formed by the street alignments.





Although the geometry is not as straightforward as that of a traditional two-way intersection, the Upper Village remains manageable, though congested during peak travel times. Curb cuts are not uniform, however they are also not as numerous as those found within the Lower Village. The built environment is more befitting of a Village setting here; building setbacks are not as deep as those in the Lower Village, crosswalks are clearly marked, and the well-maintained park serves to both calm traffic and ease pedestrian traffic through what would otherwise be a challenging intersection.

Although the transportation infrastructure in the Upper Village may have advantages over that of the Lower Village in terms of clarity and appearance, it is not without its difficulties. Traffic congestion is both caused and exacerbated by relatively large volumes, queuing/stacking of cars entering parking lots, and a number of closely-spaced turning movements.

Pedestrian/bicycle infrastructure

In November, 2012, the Village adopted a Complete Streets resolution to help guide all future transportation-related decisions within the Village of Fayetteville. The resolution clearly defines its Complete Streets policy as a decision-making framework aimed at implementing “streets that are designed to be safe, convenient, and comfortable for all users, including pedestrians, bicyclists, motor vehicle drivers, public transportation riders and drivers, and people of all ages and abilities, including children, youth, families, older adults, and individuals with disabilities.” The Complete Streets resolution sets forth a framework for the design and construction of high-quality transportation amenities within the Village, and aligns Village policy with the New York State Highway Law 331, which requires recipients of federal and state funding to consider access and mobility issues relative to all facility users of all ages.

In support of its vision statement and goals identified in the 2008 Comprehensive Plan, and with the assistance of funding through the Safe Routes to School program, the Village has seen new sidewalks installed throughout the entire municipality. The coordinated efforts of the local Department of Public Works, and the Onondaga County and New York State Departments of Transportation, have made such changes possible, and are a testament to the Village’s commitment to maintaining its character as a walkable area for residents of all ages. In addition to these sidewalks, the DPW has installed a number of countdown timers, improved crosswalks, and traffic calming measures at a number of locations.

Potential impacts on the community

To some extent, large traffic volumes can yield a positive contribution to local business attraction, retention, and expansion; many retailers, for example, are drawn toward the high volumes of daily traffic along the

principal thoroughfares within the Village. This is a double-edged sword: high volumes may attract retailers or other business, yet they have also led to concerns over parking provisions, congestion, and accessibility. Unfortunately, the routing of state highways through the heart of the Village, and the growth of adjacent suburban communities such as Manlius, Cazenovia, and Chittenango have created a situation that is untenable for businesses and other developments seeking permits within the Upper and Lower Village areas.

The cumulative traffic impacts of historic growth, particularly that of neighboring communities, are inhibiting current and future growth opportunities within the Village. To complicate an already constrained context for economic development along the SR5 corridor, the Village no longer has the capacity to leverage sales tax revenues to assist individual development projects' infrastructural investments as it had in the past (see Appendix 4). Municipal officials can exercise some control over these issues; however, many of the decisions that could help ease congestion within the Village will require coordination with the New York State and Onondaga County Departments of Transportation.

In terms of non-motorized transportation modes, the implementation of devices, designs, and strategies compatible with the Complete Streets resolution will not only help the Village to maintain its character and promote multimodal transit, but also to accommodate an aging population (see Appendix 1). As evidenced by the streetscape improvements included within the Limestone Plaza Save the Rain project (see Appendix 3), the capital improvements involved with Complete Streets implementation are likely to be constructed in tandem with other concurrent infrastructural investments.

Continued progress toward the further facilitation of a pedestrian-friendly environment within the Village will also require more than just specific transportation infrastructure initiatives. It will also require a coordinated effort involving municipal land use policies, such that land uses, building forms and placement, lot sizes and other regulated characteristics of the built environment all contribute to the walkable character of the Village.

2014 Recommendations that reflect these conditions

LD2.15

LD2.16

LD11.1

T1.7

T1.8

T1.9

T1.10

T7.9

APPENDIX 7 - COMMUNITY FACILITIES AND SERVICES

This section includes an overview of the Village's municipal services and infrastructure.

Village Hall

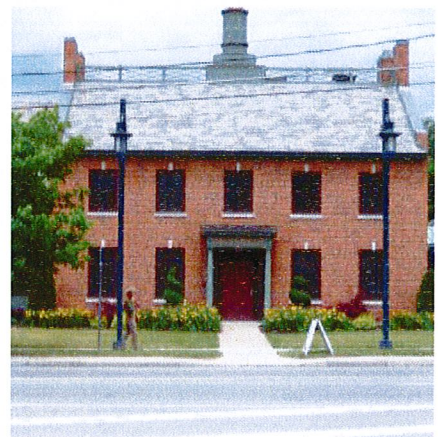
The Village Hall is the location of the Village government offices and the Village Fire Department.

Infrastructure Maintenance

The Fayetteville Department of Public Works (DPW) is responsible for maintaining and repairing much of the infrastructure within the Village. Major responsibilities include maintaining the roads, sidewalks, streetlights, street trees, parks, several buildings, and miles of sewers. When necessary, the Village DPW will coordinate efforts with State and County agencies to repair infrastructure that services the Village businesses and its residents.

Water

The Onondaga County Water Authority (OCWA) provides water service to the Village of Fayetteville. OCWA provides drinking water to 25 towns and 15 villages in four counties: Onondaga, Oswego, Madison, and Oneida.





In 2005, the OCWA served a population of approximately 340,000. As of January 2005, the average costs for residential and commercial consumers was \$2.31 per 1,000 gallons. OCWA manages 36 storage facilities, 29 pumping facilities, and 1,660 miles of watermarks.

Sewage, Wastewater and Stormwater

The Village is responsible for the maintenance and repair of the sewer system within the Village. However, due to the complexity of servicing major repairs, the Village has to contract out to either Onondaga County or to a private party to properly service the system. The trunk sewers that connect the Village's sewer network to the County's network are County-owned, and thus, are serviced by Onondaga County.

The Village stormwater drainage system is completely separated from the sanitary sewer system and connects with the County trunk mains. Currently, the Village does not have any major capital improvement projects scheduled for the sewer or stormwater system.

See page 88 for 2014 updates regarding stormwater inflow and infiltration.

Private Utilities

National Grid provides electric and natural gas service in the Village. There are no major electrical generation or electric and natural gas distribution facilities within Village boundaries.

Communication Systems

The Village is provided with telephone, cellular and cable communication services provided by a variety of service providers located in the Central New York region.

Municipal Solid Waste

The Department of Public Works provides refuse collection services within the Village. Solid waste is transported to Onondaga County's solid waste incinerator located in Jamesville NY. The Village also participates in the County's mandatory recycling program.

Fire Protection and Ambulance Services and Facilities

The Fayetteville Fire Department provides fire protection services to the Village. The Fayetteville Fire Department has one operating station located at 425 East Genesee Street. The Department consists of a staff of 11 full-time employees, 6 part-time employees and 48 volunteer professionals. The Department serves approximately 10,000 residents in the Fire District, which consists of the village and a part of the Town of Manlius. The fire district encompasses areas such as: Towne Center at Fayetteville, Northeast Medical Center, three senior residential centers, four elementary and middle

schools and several daycares.

The Department provides fire protection (structural and wild land), rescue (auto extrication/ technical), and Advanced Life Support (ALS) ambulance service with two Class 1 engines, one Aerial Ladder, one Squad, one Brush Truck, three ambulances and a Medic Car. In addition, the Fire Department administers fire prevention and CPR trainings to community groups and fire and life safety inspections on all commercial and multi-residential properties in the Village. In 2004, the Fire Department began a Public Access Defibrillation program for village owned buildings. In 2005, the Fire Department started a child safety seat inspection program through the National Highway Transportation Safety Administration. In addition to providing fire and medical services to the Village of Fayetteville, the department assists neighboring fire departments with personnel and equipment when requested.

In 2007, the fire department responded in average per month, to 234 calls, consisting of 56 fire related emergencies. As with many volunteer fire departments, the Fayetteville Fire Department is in need of additional volunteers and must maintain safe and reliable equipment and training programs.

Residents are served by Fayetteville Fire Department's ambulance service. The ambulance service is available for the Village of Fayetteville and the Town of Manlius. Nearest hospitals that serve the area include St. Joseph's Hospital Health Center, Crouse Hospital, University Hospital and Community General Hospital.

Police Services and Facilities

Under a Joint Municipal Agreement formed between the Village of Manlius, Village of Fayetteville, and the Village of Minoa, and the Town of Manlius, the four municipalities have shared their police department since 1985. The Agreement resulted in one Town agency comprised of all the personnel from the village agencies, fully funded by the Town. A Police Committee comprised of representatives from each village and the Town guides policy matters for the new department. The Manlius police department consists of one chief; two Captains, approximately 40 officers and additional civilian support.

The Manlius police department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA). Their services include bike and cruiser patrol, Emergency Services Team, a special investigation team, communication relations such as DARE, family services, and forensics.

Library

The Fayetteville Free Library is located at 300 Orchard Street and is an associated member of the Onondaga County Public Library system. A



variety of services are provided by the library such as lending materials, youth and adult programming, providing electronic resources, computer instruction, a computer lab, local history collection and meeting rooms for public use. The library is open seven days per week for an average of 346 days annually. Staff includes professional librarians, library assistants, clerks, volunteers, and students.

Local School District

The establishment of Fayetteville-Manlius (FM) Central School District (CSD) occurred in 1951 when several small school districts united with the Villages of Manlius and Fayetteville elementary grade and high schools. The district serves over 4,700 students enrolled in three elementary schools, two middle schools, and one high school and is nationally recognized in academics, athletics, and the arts. The Fayetteville-Manlius High School is located at 8201 East Seneca Turnpike in the Town of Manlius. The Wellwood Middle School is located at 700 South Manlius Street in the

Village. The Wellwood Middle School shares its campus with the Fayetteville Elementary School located at 704 South Manlius Street. Approximately 780 students are enrolled at the Wellwood Middle School. Approximately 485 students are enrolled at the Fayetteville Elementary School. The FM Central School District enrollment has remained constant for the past several years and there appear to be no additional trends within the school

Table 7-1: 12 th Grade Graduates from 2004-05		
Fayetteville-Manlius		
Graduate Status	Number	%
total -12 nrollment	4,728	--
12 th Grade Students	385	--
Number of Graduates	356	93 of 12 th Grade Students
Graduates it egeants	332	93 of Graduates
nrolled in 4-yr College	302	85 of Graduates
nrolled in 2-yr Program	39	11 of Graduates
ilitary	3	1 of Graduates
mployment r t er	12	3 of Graduates

Source: N S istricti eport Card, Compre ensive eport Card, 2004-2005,
ig Sc ool Graduates include t e re uired regents according to N S regulations.

Table 7-1 is updated on pg. 127

district.

The FM CSD 2004-2005 comprehensive report card shows that there were 385 students in the twelfth grade. Of those 385 students, 356 students or 93% graduated and 332 or 93% of the graduates with a Regents diploma. Of the High School graduates, 96% plan to attend a 4-year or 2-year college (Table 7-1).

Parks and Recreation Resources

The Village of Fayetteville has many recreational resources within its boundaries (Table 7-2). The Recreation Department is located in the Village Hall. The Village of Fayetteville maintains one of the most extensive park systems for a community of its size within New York State. Major Village-owned parks over 20 acres include Fietta Park and Duguid Park. The Village also has numerous smaller open space areas scattered throughout its residential neighborhoods. These small open spaces include some very unique triangular areas where local streets converge. Although private, the Fayetteville Cemetery provides Village residents with approximately 20 acres of green open space; and visitors use the cemetery as a park daily. These park-like settings provide a character to these residential neighborhoods

that is quite unique to Fayetteville in comparison to other communities in the area. In 1997, the Fayetteville Village Board's Parks Committee with landscape architect David Tessier produced a Parks Master Plan.

Table 7-2: Parks, Open Space & Cemeteries

Village of Fayetteville		
Type	Name	Acreage
Medians and Triangles	Village Hall and Cleveland Park	1.70
	Grover Cleveland Honors Park	0.40
	West Elm Street Parking Lot	0.39
	Lafayette Park	0.20
	Veteran's Park	0.13
	Redfield Avenue Triangle	0.11
	Pratts Lane Extension	0.04
Neighborhood Parks	Coulter Park	3.00
	Washington Park	1.30
	George Wortley Senior Citizens Campus*	3.83
Community Parks	Fietta Park***	11.40
	Huntington Beard Memorial Park	5.80
Open Space	Duguid Park	29.93
	Golden Park	24.43
	Manlius Springs	12.55
	Gramlich Bird Preserve**	10.20
	Fietta Land 3**	8.83
	Fietta Land 2**	7.83
	Fietta Land 1**	2.00
	North Street Connector**	0.45
	Shady Lane Connector	0.01
Linear Park	Ledyard Canal	6.71
Cemeteries	Fayetteville Cemetery Association	19.42
	Immaculate Conception Cemetery	4.70
	Fayetteville Pioneer Burial Ground	0.55
Total		155.91

Source: Village of Fayetteville Parks Master Plan, 1997

*Includes the Fayetteville Senior Center

** Limestone Creek Recreational Corridor properties

***Fietta Park includes the Little League ball fields and the recreation building.



APPENDIX 8 - INVENTORY MAPPING

Map 1. Study Area

Village of Fayetteville
Comprehensive Plan

Town of Manlius
Onondaga County, New York
September 2008

Notes:
Map: Onondaga County Road
Data in conjunction with the Onondaga
County Water Authority DCOQ 1A
Revised: National Color, Year 2003.

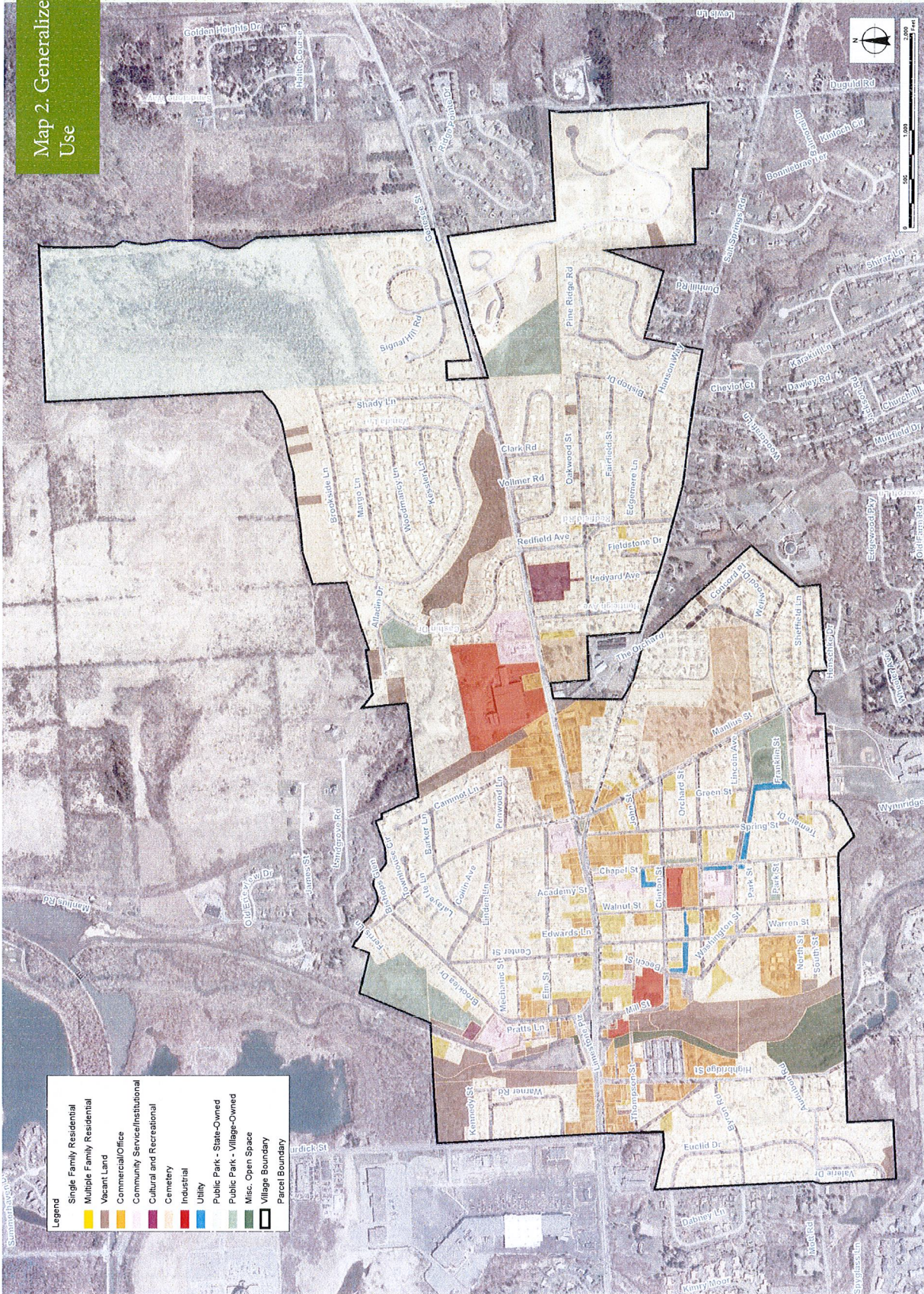


Map 2. Generalized Existing Land Use

Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York
September 2008

Notes:
Map of Onondaga County Based
Data in conjunction with the Onondaga
County Water Authority (OCWA) 1:1
Resolution Natural Color, Year 2003.
Land Use Data as of 2006

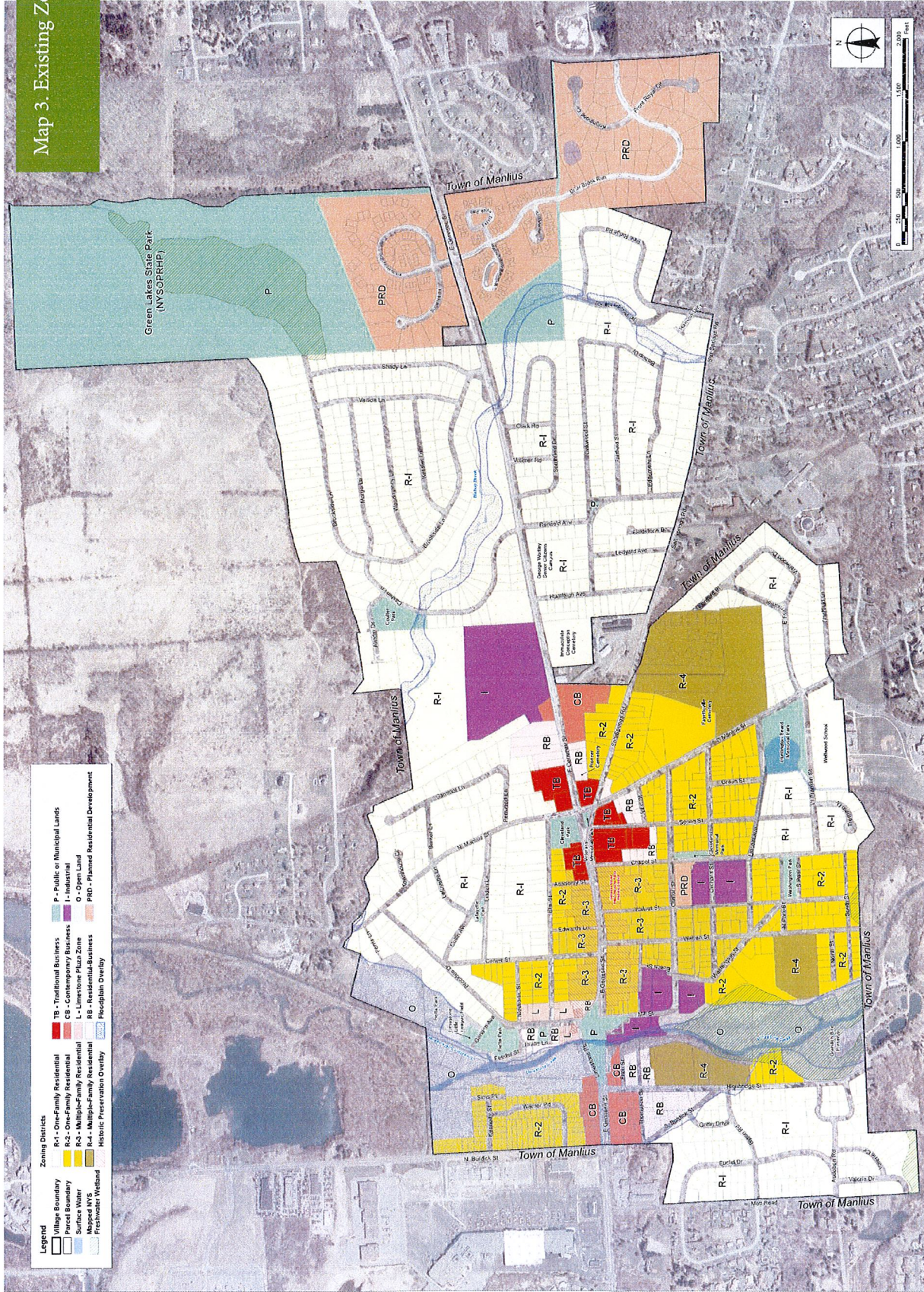


Map 3. Existing Zoning

Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York
September 2008

Notes:
Base Map: Onondaga County Parcel
Data
County Water Authority: DOQ018
Revision: Natural Color, Year 2003.



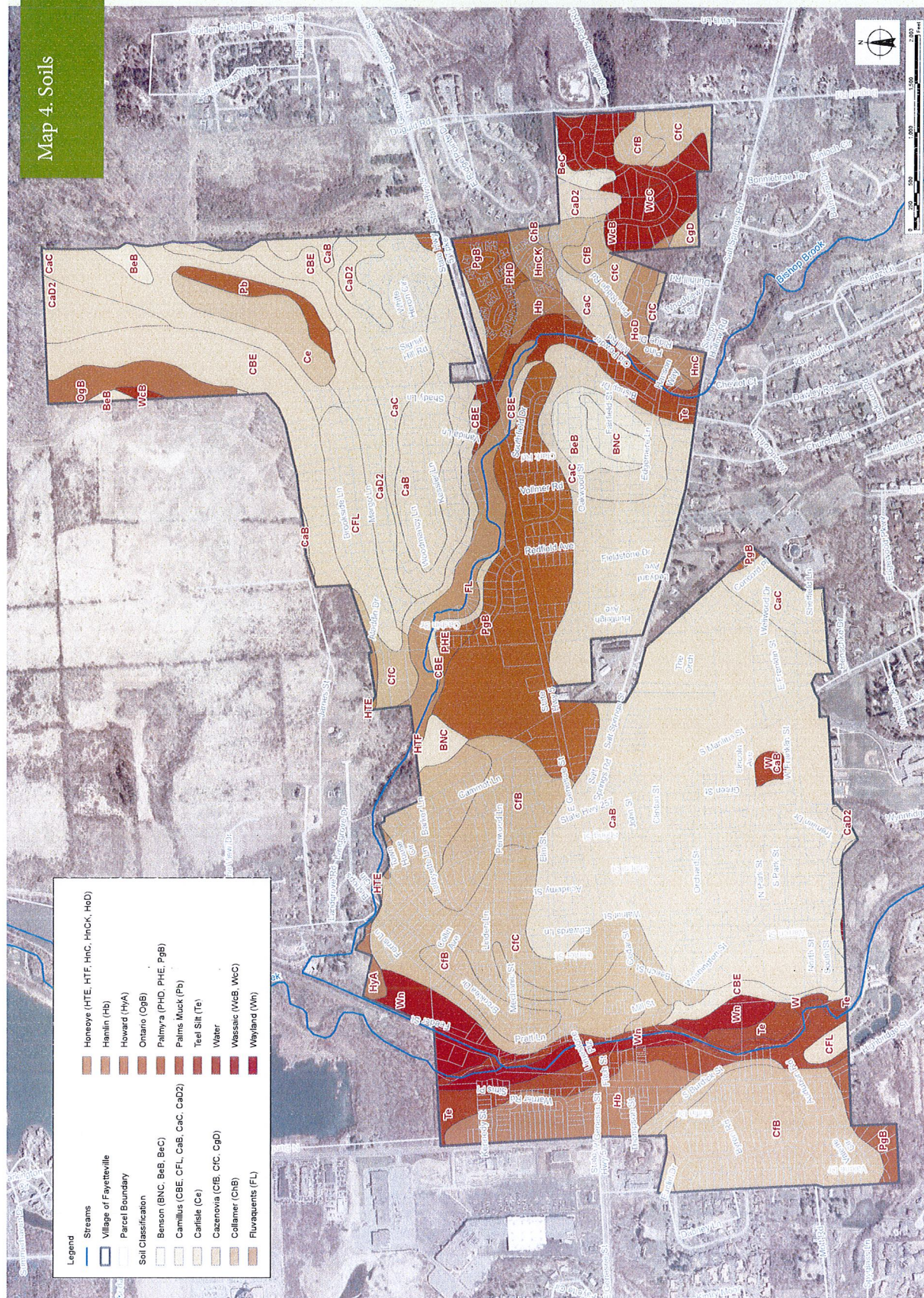
- Legend**
- Village Boundary
 - Parcel Boundary
 - Surface Water
 - Wetland
 - Historic Preservation Overlay
 - Zoning Districts
 - R-1 - One-Family Residential
 - R-2 - Two-Family Residential
 - R-3 - Three-Family Residential
 - R-4 - Four-Family Residential
 - R-5 - Five-Family Residential
 - R-6 - Six-Family Residential
 - R-7 - Seven-Family Residential
 - R-8 - Eight-Family Residential
 - R-9 - Nine-Family Residential
 - R-10 - Ten-Family Residential
 - R-11 - Eleven-Family Residential
 - R-12 - Twelve-Family Residential
 - R-13 - Thirteen-Family Residential
 - R-14 - Fourteen-Family Residential
 - R-15 - Fifteen-Family Residential
 - P - Public or Municipal Lands
 - O - Open Land
 - L - Limestone Plant Zone
 - PRD - Planned Residential Development
 - Wetland Overlay



Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York
September 2008

Notes:
Base Map: Onondaga County Parcel
Data in conjunction with the Onondaga
County Water Authority DOQQ 1 ft.
Resolution Natural Color, Year 2003.

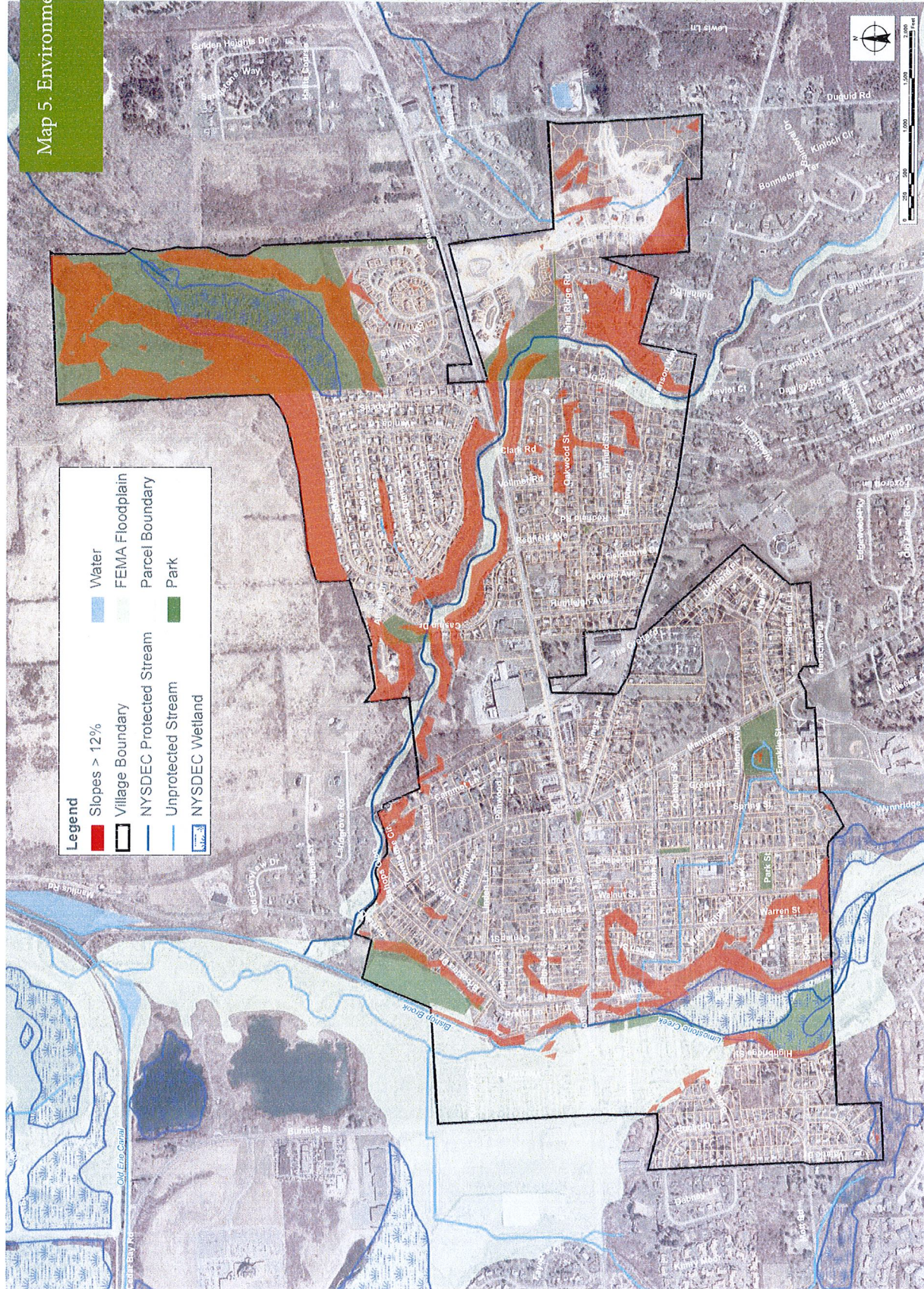


Map 5. Environmental Considerations

Village of Fayetteville Comprehensive Plan

Town of Marius
Onondaga County, New York

September 2008



Notes:
Base Map: Onondaga County Parcel
Data in conjunction with the Onondaga
County "Water" Authority. DOQQ 1ft
Resolution. Natural Color, Year 2003.



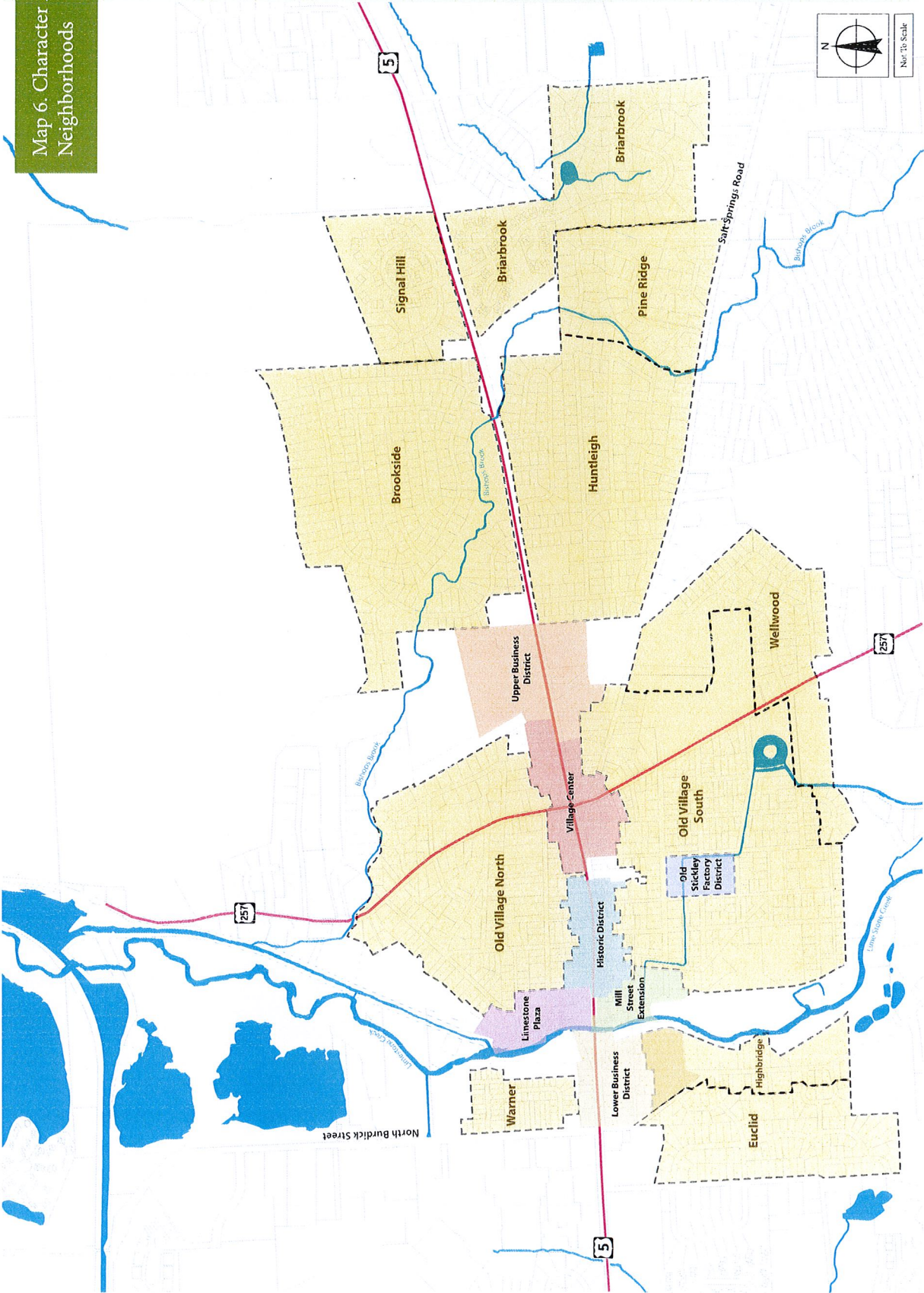
Map 6. Character Areas & Neighborhoods

Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York

September 2008

Notes:
Base Map: Onondaga County Parcel
Data in conjunction with the Onondaga
County Water Authority

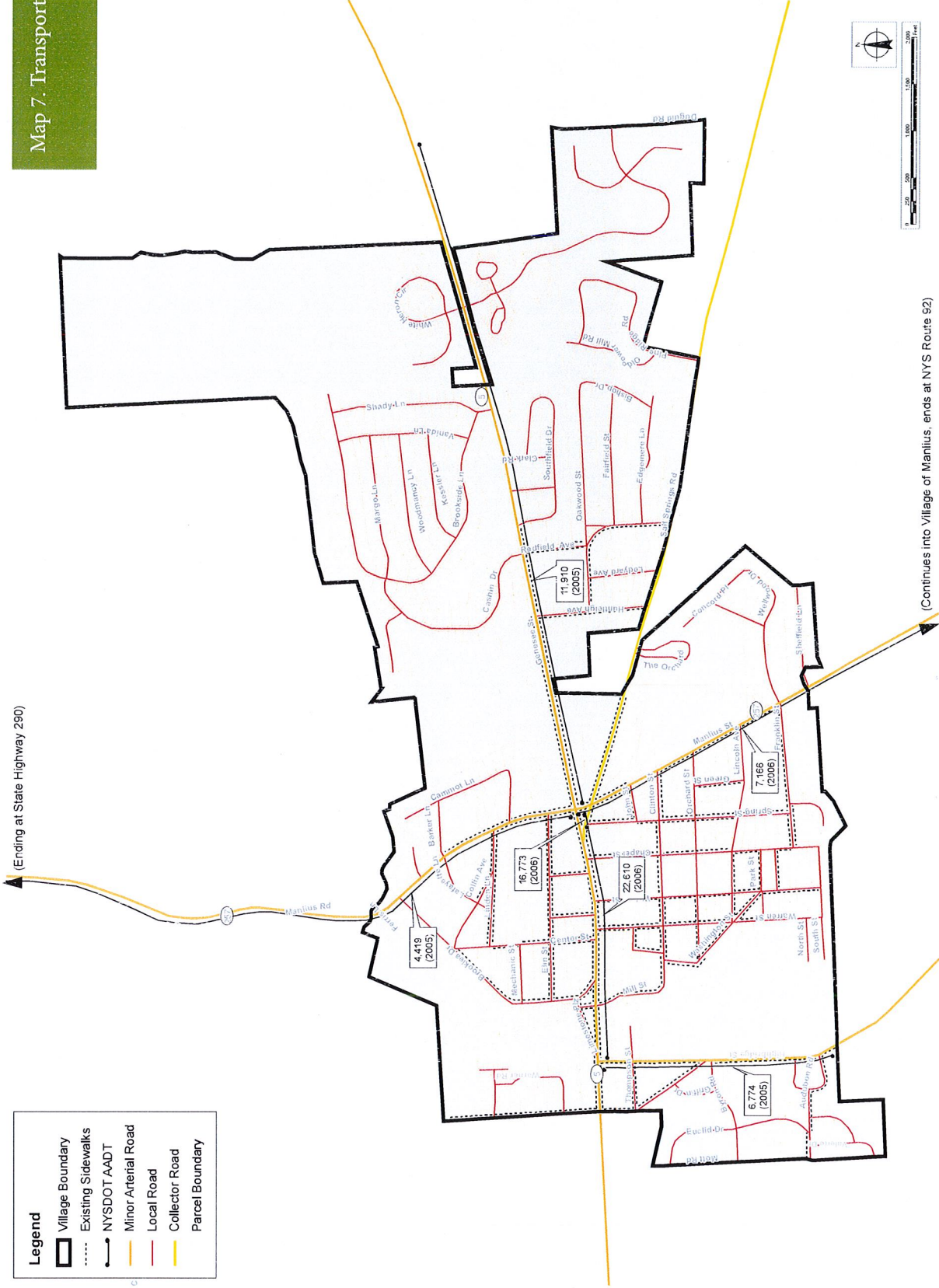


Map 7. Transportation

Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York
September 2008

Notes:
1. Data Source: Onondaga County Parcel
Data is contingent on the Onondaga
County Water Authority.
2. AADT Source: New York State
Department of Transportation Traffic
Data Viewer

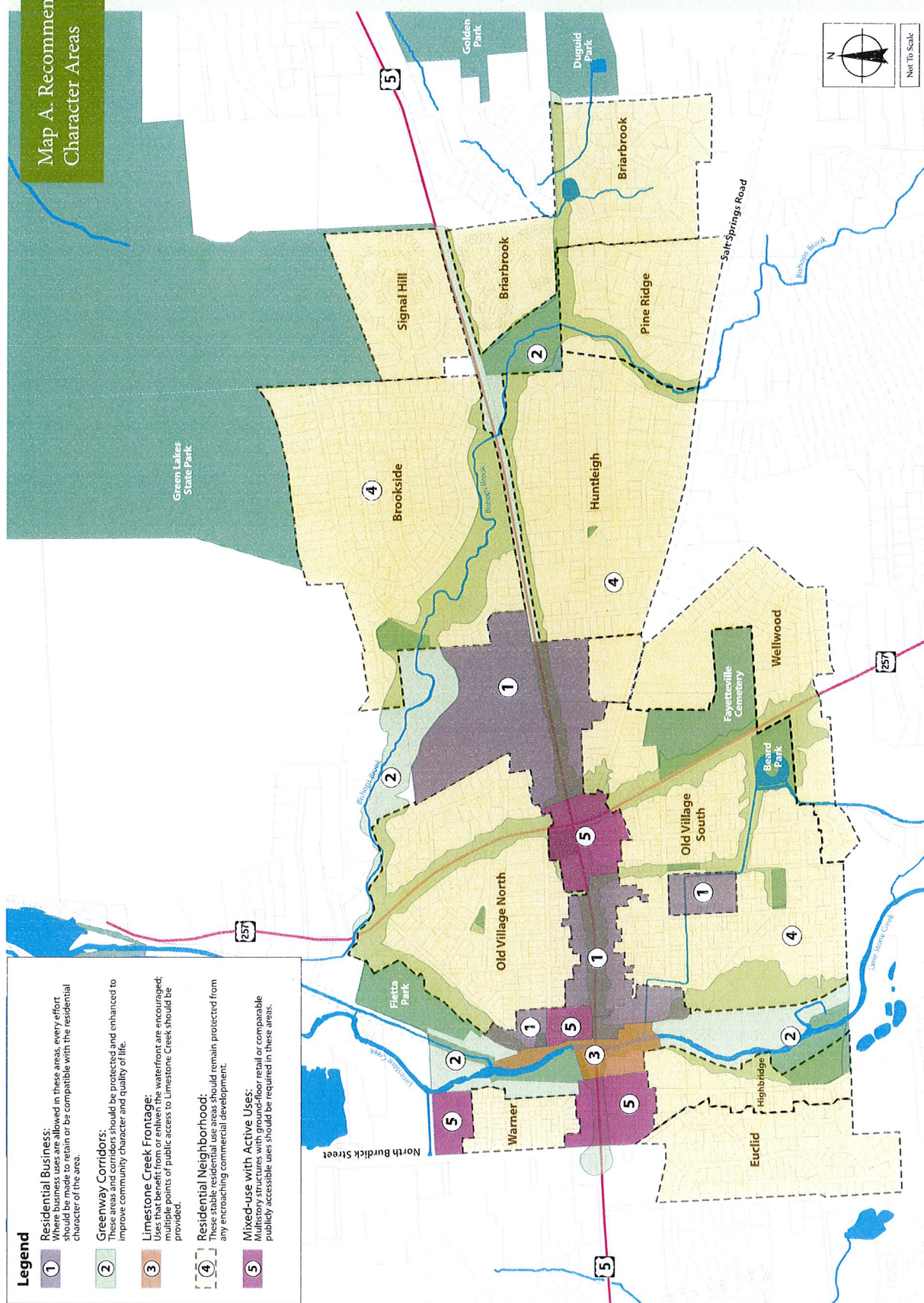


Map A. Recommended Landuse Character Areas

Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York
September 2008

Notes:
Base Map: Onondaga County Parcel
Data in conjunction with the Onondaga
County Water Authority.



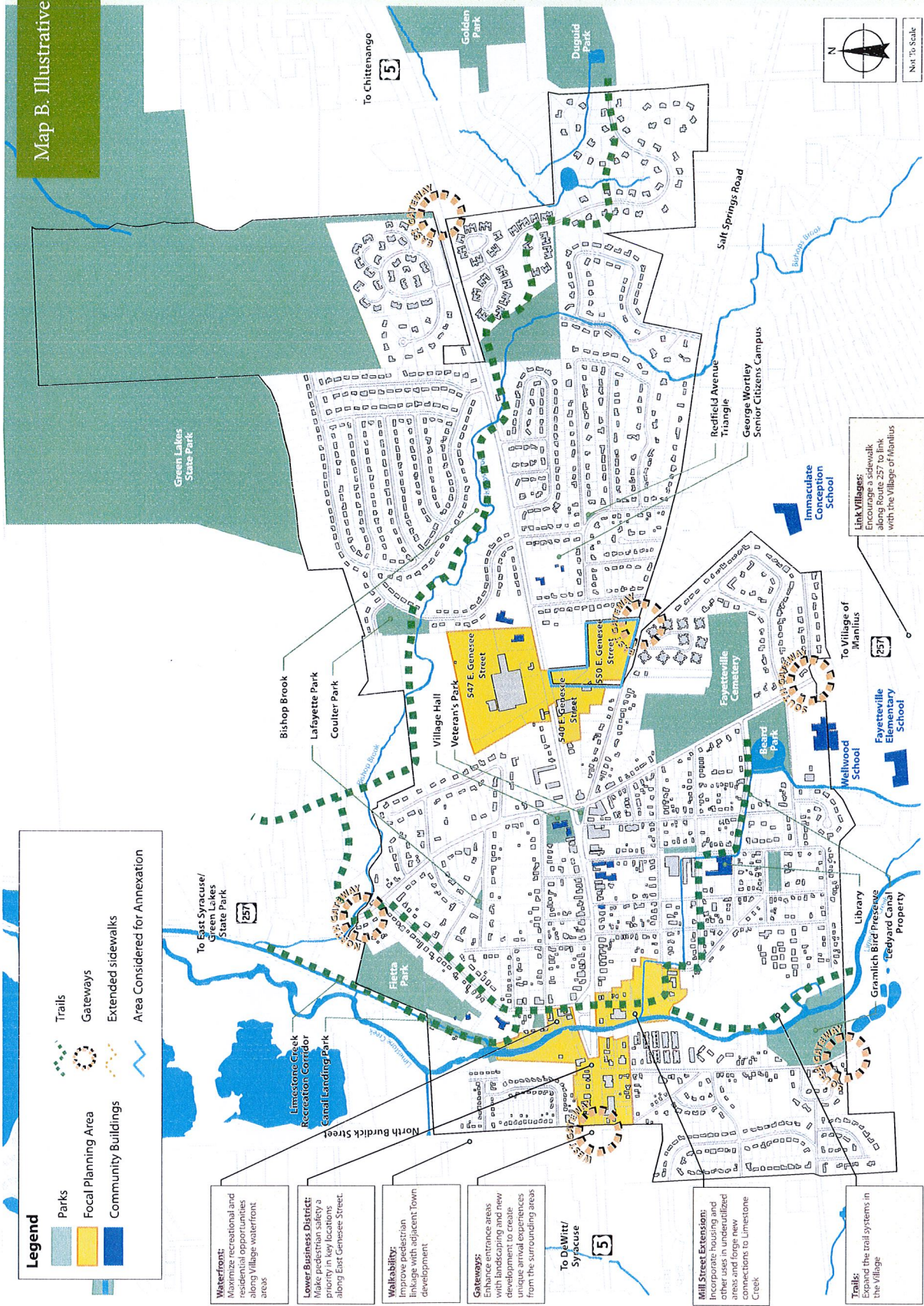
Map B. Illustrative Plan

Village of Fayetteville Comprehensive Plan

Town of Manlius
Onondaga County, New York

September 2008

Notes:
Base Map: Onondaga County Parcel
Data: Onondaga County
County Water Authority



APPENDIX 9 - COMMUNITY QUESTIONNAIRE RESULTS

VILLAGE OF FAYETTEVILLE COMPREHENSIVE PLAN COMMUNITY QUESTIONNAIRE RESULTS (Responses in 'red' font are from the online questionnaire)

Responses with a 55-75% response (positive or negative) have are shaded in pink.

Responses with a 75%+ response (positive or negative) are shaded in yellow.

COMMUNITY IDENTITY AND DESIGN				
	Agree	Somewhat Agree	No Opinion	Somewhat Disagree
1. Fayetteville has a distinct identity that makes the Village unique to Central New York.	37%	44.4%	10.2%	0.9%
2. The Village of Fayetteville is a safe and convenient community for pedestrians to walk in.	60.7%	28.6%	7.1%	3.6%
3. Generally, the physical design and appearance of commercial buildings in Fayetteville present an attractive and inviting business environment.	20.6%	57%	13.1%	2.8%
4. Generally, the physical design and appearance of residences and residential buildings in Fayetteville present an attractive place to live.	42.9%	39.3%	7.1%	10.7%
5. The physical design and appearance of the major Village gateways (i.e., Route 257, Route 5, Salts Springs Road, and Burdick Street) present an attractive place to live and do business.	15.7%	53.7%	9.3%	0.9%
6. Residential design guidelines to guide homeowners as they redevelop their properties would help maintain and/or enhance community character.	28.6%	57.1%	3.6%	3.6%
	28.4%	66.1%	3.7%	0%
	57.1%	35.7%	3.6%	3.6%
CULTURE AND HISTORY				
	Agree	Somewhat Agree	No Opinion	Somewhat Disagree
7. The cultural and historic amenities and programs that are available in the Village of Fayetteville are satisfactory.	9.2%	56.9%	11.9%	0.9%
8. Efforts by the Village government to highlight Fayetteville's historical assets are adequate.	25.0%	46.4%	7.1%	7.1%
	23.6%	41.5%	17.9%	6.6%
	32.1%	35.7%	10.7%	3.6%
	12.8%	61.5%	13.8%	0.9%
	53.6%	17.9%	14.3%	3.6%
	9.3%	57%	17.8%	3.7%
	32.1%	39.3%	14.3%	7.1%

9.	The Village government should promote the attraction of additional cultural interests (theater, music, arts) to enhance existing offerings.	20.4%	53.7%	17.6%	8.3%	0%
		57.1%	35.7%		3.6%	3.6%
COMMUNITY AND GOVERNMENT SERVICES						
10.	We have adequate police services in Fayetteville.	35.2%	52.8%	8.3%	3.7%	0%
		78.6%	21.4%			
11.	We have adequate fire protection and emergency medical services (EMS) in Fayetteville.	49.5%	45%	3.7%	1.8%	0%
		89.3%	7.1%	3.6%		
12.	Routine maintenance of roads in the Village is adequate.	39.6%	50.9%	2.8%	3.8%	2.8%
		71.4%	25.0%			3.6%
13.	Snow plowing of roads in the Village is adequate.	53.4%	41.7%	1.0%	1.9%	1.9%
14.	I would be willing to pay more taxes for enhanced Village infrastructure (e.g., road maintenance, new sidewalks, landscaping).	11.4%	25.7%	6.7%	35.2%	21.0%
		21.4%	25.0%	10.7%	21.4%	21.4%
HOUSING						
15.	The Village offers a wide variety of housing types (single family, apartments, patio homes, town houses) for residents of all ages.	16.7%	58.3%	12%	13%	0%
		42.9%	39.3%	10.7%	3.6%	3.6%
16.	There are housing opportunities for people of all income levels available within the Village.	7.5%	48.6%	17.8%	22.4%	3.7%
		17.9%	21.4%	21.4%	21.4%	17.9%
TRANSPORTATION						
17.	Traffic on East Genesee Street impacts pedestrian and vehicular mobility, negatively affecting Village quality of life.	56.6%	25.5%	7.5%	10.4%	0%
18.	The Village is adequately served by public transportation .	6.5%	30.8%	37.4%	19.6%	5.6%
19.	Fayetteville should develop a network of trails (both pedestrian and cycling) that link existing parks, open spaces, and civic uses.	40%	34.3%	13.3%	10.5%	1.9%

20.	Parking in the Village business district is adequate.	9.4%	61.3%	12.3%	14.2%	2.8%
21.	Indicate which areas or streets in the Village have parking issues. (Optional)					
22.	Pedestrian safety is an issue at the _____ intersection. (Optional)					
23.	Are there other intersections with pedestrian safety issues? Indicate which intersections. (Optional)					
24.	Commute to work each day?	51.9% Yes		48.1% No		
25.	If yes, to the above question what is your travel time to work?	16.7% 1-10 min.	35.2% 11-20 min.	42.6% 21-30 min.		
26.	Traffic on _____ impacts pedestrian and vehicular mobility, negatively affecting Village quality of life. (Optional)	5.6% 30+ min.				
RECREATION						
27.	Village parks and natural resources are identifiable and easily accessible .	Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Disagree
28.	Park and playground equipment throughout the Village is well maintained .	19.2%	57.7%	7.7%	13.5%	1.9%
29.	There are adequate recreational facilities for youths (under age 13).	16.5%	50.5%	29.1%	3.9%	0%
30.	There are adequate recreational facilities for teens (ages 13-19).	8.5%	38.7%	43.4%	9.4%	0%
31.	There are adequate recreational facilities for seniors .	4.8%	26%	52.9%	13.5%	2.9%
32.	Indicate any needed recreational facilities . (Optional)	8.7%	39.1%	40.2%	8.7%	3.3%
33.	I would be willing to pay more taxes for additional recreational services provided by the Village.	7.1%	8.2%	13.3%	45.9%	25.5%
ENVIRONMENT						
34.	Our natural areas should be sensitively protected , but better used by residents.	Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Disagree
35.	Fayetteville should seek to become a community that boasts an interconnected system of green spaces .	35.7%	44.9%	13.3%	6.1%	0%
		53.6%	35.7%	10.7%		
		31.4%	38.2%	20.6%	7.8%	2%
		57.1%	28.6%	10.7%	3.6%	
BUSINESS DISTRICT						
36.	The Village Business District enjoys a reputation as a high profile business location in Central New York.	Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Disagree
		5.8%	20.2%	32.7%	34.6%	6.7%

37. The Village Business District offers a high quality retail shopping experience.	7.1%	25.0%	28.6%	17.9%	21.4%
38. The buildings in the Village Business District are well maintained .	10.8%	39.2%	17.6%	28.4%	3.9%
39. The Village Business District offers a pedestrian friendly shopping experience.	10.7%	42.9%	14.3%	10.7%	21.4%
40. I walk from my home to patronize the stores and services offered within the Village Business District.	13.1%	55.6%	13.1%	16.2%	2%
41. I use my automobile to patronize the stores and services offered within the Village Business District.	21.4%	35.7%	10.7%	17.9%	14.3%
42. Are there any additional stores and/or services you would like to see in the Village Business District? (Optional)	9.3%	40.2%	16.5%	29.9%	4.1%
	7.1%	42.9%	3.6%	42.9%	3.6%
	18%	41%	9%	24%	8%
	25.0%	32.1%	3.6%	14.3%	25.0%
	15.1%	61.3%	11.8%	8.6%	3.2%
	42.9%	42.9%	3.6%	3.6%	7.1%

PERSONAL INFORMATION

43. What is your age ?	0% 0-13	0% 14-20	0% 21-30	9.4% 31-40	49.1% 41-64
44. Are you a resident of the village?	41.5% 65 & over	99% Yes	1% No		
If you are not a resident of the village, do you live or own property in the Town of Manlius?		83.3% Yes	16.7% No		
45. Do you own a business located in the village?		3.9% Yes	96.1% No		
<i>If you are a resident of the Village of Fayetteville, please answer the questions below:</i>					
46. How long have you lived in the Village of Fayetteville?	14.2% 0-5 years	12.3% 6-10 years			
	10.4% 11-15 years	63.2% 16 years or more			
47. Do you own or rent your home?	98% Own	1% Rent	1% N/A		
48. How many people live in your household?	24% 1	49% 2	17.3% 3-4		
	9.6% 5 or more				
49. Do you have plans to move from the Village in the next:	6.9%	10.3%	6.9%		
	2 years	5 years	10 years		
50. If you plan to move from the Village within the next ten years please explain why. (Optional)				75.9%	N/A

ADDITIONAL COMMENTS

**VILLAGE OF FAYETTEVILLE COMPREHENSIVE PLAN
COMMUNITY QUESTIONNAIRE RESULTS**

ADDITIONAL COMMENTS

(in no particular order)

Over the years I have lived in Dewitt, Lafayette and Cazenovia as well as Fayetteville (by-far) has the most to offer. Its residents are polite, intelligent and civic minded. (For the most part.)

Do something about McIntyre Paper property – an eyesore still. Go ahead with the Syracuse Plastics plan- much better than an empty decaying factory. Update meetings with minutes page on website more frequently.

Communication through the mayor's letter is very good!

The village needs to enforce the law on speeding on E. Genesee (most drivers are going well over 30 mph (40-45) and on Burdick St. Also 75% and up do not stop at 4-way stops in my area (southwest). Another "how to" reinforce is dog-owners needing to "pick up" after their dogs. Sidewalks, lawns, are a "mess"! Lastly, I feel that street cleaner's noise level is way above what it should be and doesn't need to be used at all, much less up and down the street 4-6 times. It's a waste of gas and peace and quiet!

Fayetteville is, in my opinion an attractive, comfortable village to live in. Public Works Dept. does a good job, especially in the winter with snow removal.

Need more code enforcement of rented properties year round, pedestrian crossing walks, noise pollution control (loud music in summer), "shuttle Bus" in village needed.

I think the Village of Fayetteville is one of the nicest places to live in the whole country.

I would like to see a blending of services among the small villages of the Manlius Township in order to save social security, equipment and over-lapping of "municipal services". "Cheaper by the Dozen" to save money, time and personal requirements.

See attached copies of my letters of concern from August 2004 and January 2005. Not much has improved here since then. In fact, when the local schools dismiss for the day around 3:00-4:00 pm, the traffic at the Friendly's intersection is now also a nightmare for drivers/motorists. I hope our comprehensive plan will include a sincere desire to maintain the peaceful character of our village by actively and aggressively looking at various options for traffic patterns through the village and perhaps enlisting the expertise of the DOT and the political clout of our villagers.

The part of the village I live in is safe and convenient for walkers because we have sidewalks – this is not true village wide. The appearance of the village, especially the triangle porch area, would be enhanced if a way could be found to place the utility lines underground. DPW does an excellent job. *Please* protect the character of our village by drawing a comprehensive plan that will not allow NYSDOT to widen Genesee or Manlius Street. This is a good questionnaire. I commend your work.

We feel that for the amount of taxes we are paying, the quality of life is deteriorating. Tired of seeing junk, unkept properties, main homes on Rt 5 falling apart, etc. The harder we try to maintain our property, the worse this area seems to get, especially on the east side of Rt. 5 (Library Side) There is no enforcement , Why bother to have codes or laws at all? We are tired of looking out our

backyard at unkept properties; we should not have to put up a fence in order not to see other peoples crap. All the Fayetteville Villages dept's do a fantastic job. The DPW is wonderful! But the Town of Manlius assessor and codes seem to be lost forever. We pay taxes to Manlius, but don't receive the services and are tired of having to try so hard to be heard. Great survey.

Ideas:

1. No yard parking signs: Why can't the village homeowners have some abilities in helping to enforce codes? Could residents be given a certain amount of say, "flyers" with village logo etc...and when one sees yard parking, can leave the flyer on the windshield. The resident then documents which houses were in violation. Every time a flyer is given they must do that in order to receive more flyers. Just a thought. There has to be a way a resident can help with this process other than complaining to codes.
2. Police enforcement: can police instead of zoning enforce yard parking? Should people, after repeat violations be ticketed? They are for illegal street parking.
3. Speed bumps: Some streets, even with stop signs, are fast. Washington Street is one, among many, as people use it as a "cut-through" from the school. There are times when nobody even stops at the stop sign at Washington and Orchard. Could some heavily driven "cut through" roads have some sort of speed bumps removable for plowing? Something to slow people down? A lot of side streets are used so people can avoid driving through the village during rush hour.

Property and schools are forcing me to move. My street has been torn up by The Village of Fayetteville snowplows. DPW has not come to repair anything. My street would turn away any new homebuyer, it is a disgrace! We have called DPW 2 years ago; they said they would get around to it. So far, nothing has been done. I refer to Whispering Stream Way. Where is my tax money going?

All the new beer/cigarette signs in the window of Hullers, Hess and Kirby's scream "prohibited signs" per our code and should be removed. They detract from the millions of dollars spent on the village hall and park. Accordingly, no variances should be granted for art of these neon signs, as they serve no purpose other than advertising products. Please enforce sign ordinance!

Residential Guidelines can be very restrictive or only suggested guidelines. I would have to know more precisely what you mean. I think the police, fire and medical services are very adequate but I don't really know any facts to back up my feeling. I will walk or use my automobile, depending on the weather, load and time.

Can anything further be done to make Beard Pond fresh and useful for fishing etc. as in the days past?

Late last fall, last winter, then spring, 40 plus cars line up on Franklin Street going west and east around 3:20 pm waiting to pick up kids and sometimes causing traffic to back up on the FM Road. Franklin became so congested that this spring that cars began to gather on Lincoln Ave parking between "No parking signs" and continually using our driveway at 505 Lincoln Ave to turn around. If this is the case at Wellwood what is happening at Enders Rd and Mott Rd and what kind of a message is this bringing to kids about energy usage, pollution etc? Also I notice it's the same parents that do this on a daily basis.

I was unable to attend the meeting this evening, as I cannot find a babysitter, I really wanted to be there. I thought I would like to share my concerns, as if I was able to attend the meeting

1. Fayetteville needs its own codes/nuisance officer. I have repeatedly banged my head against a wall waiting for, at times weeks, if not a month, for violations to be corrected by the Towns Officer. Their office is stretched way too thinly, and their ability to enforce even the smallest code violation, once notified, is terrible. I never can get a straight answer from that

office, so I am getting to the point of " why bother at all, nobody cares." I would gladly pay for our own code enforcer.

2. Lawn parking, junk in backyards, blue tarps on roofs for years, etc.... Again, code issues.
3. People refusing to pick up after their pets, who litter the sidewalks,.
4. Buildings, such as rentals on Chapel, across from the village nursery school, in such despair. I cannot believe tenants are allowed to live there. Some of these rentals look as if they belong in downtown Syracuse.
5. Condemned Buildings, i.e....Washington Street, near the park. This house has been condemned for almost a year, the roof is collapsing, and yet it continues to stand. The one next to it has been abandoned for almost one year. That house is starting to fall apart as well.
6. Street parking, specifically persons parking directly behind driveways on narrow roads. At times, especially during the winter, it is IMPOSSIBLE to maneuver out of ones' driveway. If the street is only 20 feet wide, and you have a 16-foot pick up truck, well, you can do the math. We have already backed into a vehicle parked behind us.
7. The number of parked cars in a driveway, and makeshift "mud" driveways. There are times when we look out our windows, and all we see is metal.
8. Zoning of two families residential. There seem to be many homes that are zoned two family, even though the homes are 2000 Sq. feet or less. Our neighborhood not only rents out the basement and the bedrooms, but also runs a beauty shop out of the house where cars come and go. How is it possible to be zoned R4 in the village, live in your home while renting it out, run a shop from your home and park 7 cars in a makeshift driveway??? Is that the future of Fayetteville? I seem to see more and more village home rentals all the time. I have no problems with renting or businesses, but there has to be a limit as to how much ONE house can be used for. It destroys the quality of life for others.
9. Going after landlords who do not maintain their properties. The fines should be high enough that it would deter slumlords. There are several rental properties in the village that need exterior repair, i.e.; rock walls crumbling, siding falling off, shutters ripped in half, etc.
10. Enforcing completion of exterior remodel jobs. There are homes in the village who have ripped off window trim, soffets, etc., and never completed the job. These homes have looked like this since I have moved in.
11. Junk piles of stuff, covered with tarps. Do we really need to keep that used toilet, old plow or broken chairs in our backyards for all to see, or better yet, in our side yards under a giant blue tarp, or no tarp? When you ask the codes office about this, they tell you, "as long as it's contained, "but are not able to give you the uniform standard definition of what contained is.
12. It is almost pointless to file a complaint to the town codes, for nothing ever gets done. The process is AGONIZING. The village of Fayetteville is a wonderful place to live, and we enjoy it for the most part. I am still glad we live here. It frustrates us, however, to see many properties so junked up. I understand not having the financial ability to take care of some items, but it's frustrating, and I feel, takes away from the potential this village has to really become unique, and very, very quaint.

I would like to see a NEW Fayetteville Hotel where the old one used to be. What an asset that would be for the village! I had many great times at that old hotel. I would also like sidewalks on every street.

Sidewalks need to be extended the full length of Brooklea Dr. There are many pedestrians (of all ages, but many kids) and it's dangerous to walk in the street. If Fayetteville is serious about environmental awareness and water cleanliness, it should not have pesticides sprayed on village properties. The village needs to lead a movement away from pesticide use on village lawns

If you planned to move from the village within the next ten years please explain why: TAXES! Also the village of Fayetteville is not pedestrian friendly

Not much available to walk to, use to be you didn't need a car. You had grocery store, pharmacy, and general store, now village has nothing but restraints unless you travel down to Towne Center (to far a walk in bad weather) Thankfully there is the library. DPW does an excellent job.

Traffic light at Salt Springs and Fayetteville Manlius road should be adjusted for shorter wait time after rush hour. As afore mentioned traffic taking left turns off Salt Spring Street at bank holds as long line of traffic up. I would appreciate this not be allowed. In summer especially, too much pollution from sitting cars.

I wish there were more umbrellas, tables, fountains and beautiful tulips etc. I was very disappointed when **THE ROCK** was put in the center of the park in the village. I had hoped for a beautiful fountain.

Corner of Salt Springs and 257 should be enhanced significantly. Antique store is somewhat of an eyesore as is the property opposite corner (Pool Store?) Something should be done with Salt Springs houses at very beginning of road. Two in particular are rundown and are unsightly. There should be a left hand turn on Salt Springs at 257. It is a tough intersection with heavy back ups at rush hour in Am and PM. Need traffic engineer study?

Fayetteville is a very kind and offers a homelike feeling that is great and very comforting. Keep up the good work and many thanks to all the village workers too for keeping it looking nice during each season. Would like they're to be a community pool on Park Street.

Fayetteville is one more unremarkable village among many. A more distinctive identity should involve contributions from local businesses since they would sand to profit from it. Are you sure the village business center isn't really Towne Centre?

Handicap parking is not enough and usually others are parked in the spaces.

The village needs to lower taxes through consolidation of services i.e.: EMS should be merged Town wide.

Heard the green space next to American Express is going to be a public park with a bridge over creek to connect to canal path. Hope this is true! I'd use the space.

Enforce codes/laws about parked cars blocking sidewalks. The sidewalk repair program has been noticeable, looks much better now.

TRAFFIC-TRAFFIC-TRAFFIC-TRAFFIC

Lack of adequate light controls to make a left turn from turning lanes at major intersections, e.g. Rts 5 and 257 inter., and rt. 5 – High Bridge St intersection!! (If Walgreen's comes in – It will be disastrous!) Thanks for doing this. Hope something good comes of it.

I love Fayetteville! I have lived in Japan and north of Boston. I have lived here now for 19 years on Clinton Street and now cannot leave. One of the things that truly is remarkable about the village is being able to walk to ethnic restaurants (Kyoko's is my favorite!!) and the wonderful library, hardware store (great!!!), coffee shops (Freedom of Espresso) All Top Notch! Biking/walking on the canal is a wonderful Green Spaces attribute. A connecting path from the canal to the village could be very interesting, perhaps with a neighborhood garden project along the way (bulbs, perennials, community gardens). We just go behind the Little League Baseball Field now) I am aware of the

proposed park near Limestone Plaza. New lighting at the corner off Rt.5 and 257 is historically in keeping Stickley style- lovely!! Also, lovely new lights and plantings/fountain at Beard Park, wonderful. Keep up the good work!!

Something should be done to Bird Sanctuary on Highbridge st. Many trees have fallen, could this be a fire hazard? I am generally pleased with services in the village.

Very concerned about possible Walgreens (traffic, eye sore, etc) at Rt. 5 Highbridge. Why can't it go in Towne Center? Just imagine the traffic problems. We are taxed to death. "Brick" sidewalks on Elm St are already a mess. What happened to park next to freedom of Espresso? Left turns off Rt 5 between Burdick and Brooklea should be prohibited and re-routed around Brooklea traffic circle. Need enforcement of no left turns into Towne Center east of Key Bank

I attended the meeting at the Fayetteville Village Hall, and there was something that I didn't want to mention in front of some individuals that were there. One of the really big issues that has a huge impact on the quality of life in Fayetteville is not just the Code Enforcement, which was brought up, but also the enforcement of the ZONING. Our village had many acres rezoned after careful planning, such as this, to prevent overcrowding (and a huge influx of traffic). Some of the very people in that room that night ignored, or changed, that zoning, and stuffed a ton of houses and townhouses in, and these same people complain about neighboring towns' traffic?! A village can be a village and still have large yards and areas of green space -- it need not be urban. So, the bottom line is: The village needs to set up defined rules and adhere to them -- not let developers make up the rules! Also, we REALLY need to address the new flight patterns that bring loud airplanes directly over Fayetteville in the early morning and late night hours.

Thank you for your time and consideration!

Great place to live. I trust Mark!!

Village should go to multi-zoning so that area are treated individually. Past efforts have caused much of "old" village to be non-conforming. Lots undersized; lack of setbacks, etc. My experience on planning board are fire dept. is that the more rules or enforcement of rules that there is the more home owners resist and try to avoid the issue. In several cases projects were given up on and opportunities lost cases projects were given up on and opportunities lost. Village lacks affordable starter housing. Young people do not rent or buy here. Sidewalk money should be spent for better quality, they are not long lasting. Village should enforce keeping sidewalks passable. Several places blocked by shrub growth. Village should be active in eliminating outside storage-eyesores

When we were looking for a house 11 years ago we chose Fayetteville because it was quiet and a bit sleepy. It had its own identity. Now, with the hosing developments, outrageous property assessments, and strip mall/chain store proliferation. Fayetteville is only one stoplight away from becoming a twin to its ugly neighbor Dewitt. You are actively discouraging home improvement and civic pride. Why make minor improvements if they create a major tax increase? Why take pride in local wonder business if you build Target and Kohl's and (future) Walgreen's at every opportunity? Maybe consider a 10-year moratorium on new construction. It might help.

Except for talk, nothing is done about the continued expensive destruction of property by the deer!

I would like to see:

1. A program of grants/low interest loans to encourage owners like Fortino, Little hair Shop and Fettas to keep their property maintained so there is no excuse not to do so. Also, require weed pulling and mowing, it's easy to do.
2. More public parking
3. A park along Limestone creek near Freedom Of Espresso

4. More Public trash receptacles along walkways
5. Allow street vendors uptown and downtown – i.e. Sausage, sandwich, kites, etc.

I feel the present administration has done more to improve the village than ever. I most certainly include the DPW! Other than traffic, which is a nearly impossible problem to solve, the village is a great place to work and live.

I live in a 1300 Sq ft home and it's gone from 90,000 in 2001 when I bought it to 143,000 now just 6 yrs later. I just feel that I can no longer live in the Town of Manlius. I have no time and can't miss work to try and file grievance. It would be beneficial to extend the hours the assessors office is open this time of year. Thank You

Keep up the great work.

We love our area in Central New York and hope to live here for many many years to come. Our neighborhood is heavily taxed and we feel removed from the village simply because of the distance out. We don't have the village feel as we did when living on Hermheigh Ave.

Sidewalks extended From Southfield to Signal Hill and Briar Brook on Rt. 5. Another red light on Burdick St by Carrabas.

We appreciate all our village officials continue to do. Please consider the many senior citizens on limited incomes who would like to remain in their homes.

Protection for residents that Burdick St. remains residential. Not allowing businesses to encroach little by little. Also that building would be prohibited in Burdick St. and surrounding neighborhood flood plan.

I would like to see businesses improve the facades to reflect the historic character of the village, stronger zoning? Financial incentives?

Develop a footpath from Aladdin Dr. to the Green Lakes State Park Trail system. The current footpath at end of Brookside Lane would allow for a circular route through the State Park. We are happy to pay our annual village taxes. The village provides numerous and high quality services from our tax dollars. We say this as senior citizens on a fixed income. That's for a job well done.

I absolutely love living in the village. I bike to the canal trail, walk to Green Lakes and the Village shopping and library. I will happily retire here. My main concern is raising property taxes particularly when I reach a fixed income. I am always happy to come home to Fayetteville.

East Franklin Street corner that holds the street sign (across from Wellwood): At this corner the soil has eroded and always has standing water. The sign may eventually fall as the ground around it has eroded.

Please do not expand Fayetteville Towne Square. It has increased traffic and pollution in this area we have enough shopping options on the national chain variety. It does not add anything to the beauty of our village.

Most of us learned to deal with the mess at the Friendly's corner for the daily commute. But the village should develop an emergency plan to deal with unexpected traffic IE. Flooding to the North that has extraordinary traffic back to Brookside in the AM, or the thruway closed that has thousands of cars coming thru Fayetteville. Emergency personnel should make the Salt Springs side of the

park 2-way traffic to clear the rt. 257 and Salt Springs traffic on that side and Genesee St flowing better.

As a senior citizen with a fixed income it becomes more difficult to keep pace with the costs. It seems that our assessment, and that of others seniors that we have seen when checking comparables, are increased more than our neighbors. Perhaps because we are less able to prepare for the grievance process and have to just accept it. We have lived here for 37 years.

Problems:

1. Taxes too high – Need to work on ways to decrease takes/increase efficiencies without diminishing quality of services. Merging services throughout F-M should be explored. Why not have a Town of Manlius services instead of separate village services?
2. Inadequate walking paths. I live off E Genesee St. and cannot take long walks, too dangerous, no sidewalks on E. Genesee (east side of village).
3. Traffic is terrible on E Genesee St. Sometimes difficult to get to work in Syracuse.
4. Inadequate public transportation. Cannot easily get to food, shopping or work (downtown Syracuse) without driving.

One benefit of a village business is to patronize an establishment with a sense of community/connection but this is not the case with many village businesses. Some businesses feel we, as a village, owe them just because they exist but if they were offering a good product/service and were friendly, they would be successful. The board could review the recommendation of the Saratoga Planning group: find services/businesses your village wants to attract them and protect your assets (Erie canal, Limestone) also: trails, trails, trails! Imagine if we had implemented the Ledyard Trail. How many people would use it? Hundreds, no thousands! Biking, walking, X- country skiing. Also connection from Erie to Green Lakes, Aladdin to Green Lakes!! The lots at Erie Canal are packed on weekends.

The impact of suburban sprawl in the village is a concern. How to work with or around something outside village parameter is a challenge. Traffic is a big issue within sprawl impacting negatively the quality of village life. We need small independent business and retail to help support the self-sustaining feature of the village. I'm very wary of box retailers and too much growth. I think its important to maintain the sense of community Fayetteville has as the town continues to talk about consolidation. We CHOOSE to live in the village precisely for the services and sense of community a sprawled town cannot offer!

Be Proactive, not reactive. Code enforcement! Fayetteville needs its own Code Enforcement Officer.

Traffic from Manlius prevents us from properly connecting our village spaces. The vacant lot between Freedom of Espresso and limestone creek should be turned into a park accentuating the creek and old Fayetteville village. The fishing in Limestone is top notch and would benefit from being designated "catch and release". The old F'ville area really needs attention; we need to right businesses down there to properly energize it. I think there are good businesses down there just some of the buildings need major maintenance and fixing. Farmers market!!! The building that houses the businesses behind Kirby's needs to rid of that huge thing on the roof. It use to be a sign. The light at Rt. 5 timing is bad during rush hour and returning home as well. I think there are good businesses down there just some of the buildings need major maintenance and fixing.

APPENDIX 10 - ADDITIONAL DATA FROM THE 2014 UPDATE

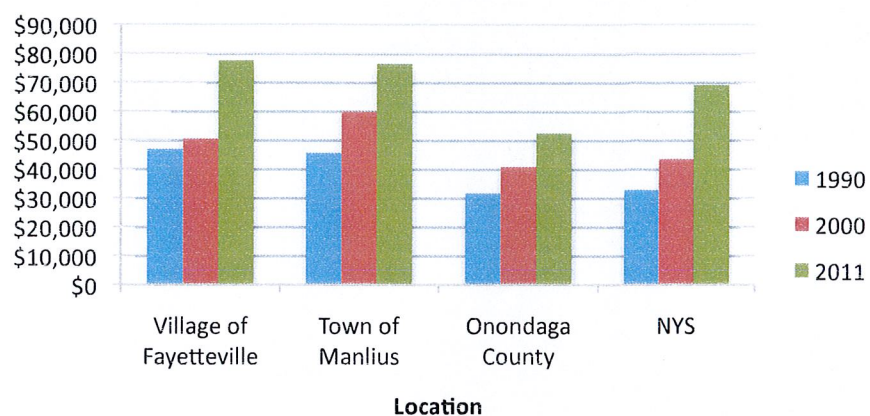
The following tables serve to update those featured throughout the 2008 plan that have not been otherwise updated throughout the body of the 2014 update or through updates to each of the preceeding appendices. Updated tables feature the most recent data available, each from the same sources as the 2008 plan except where noted.

Updated Table 1-3: Household Composition Comparison, 2011								
	Vill. of Fayetteville		Town of Manlius		Onondaga County		NYS	
	Total	%	Total	%	Total	%	Total	%
Total Households	2,029	100%	12,833	100%	183,381	100%	7,215,687	100%
Family Households	1,309	65%	8,924	70%	113,954	62%	4,656,855	65%
Married-Couple Family	1,131	56%	7,566	59%	82,151	45%	3,244,977	45%
With Children <18 Years	372	18%	3,150	25%	33,529	18%	1,405,328	19%
Other Family (No Spouse Present)	178	9%	1,358	11%	31,803	17%	1,411,878	20%
With Children <18 Years	96	5%	743	6%	18,456	10%	712,826	10%
Non-Family Households	720	36%	3,909	31%	69,427	38%	2,558,832	35%
Householder Living Alone	660	33%	3,397	27%	56,981	31%	2,101,673	29%
Householder Not Living Alone	60	3%	512	4%	12,446	7%	457,159	6%
Households with Related Children	468	23%	3,893	30%	51,985	28%	2,118,154	29%
Households with one or more people 65 years and over	589	29%	3,729	29%	46,012	25%	1,860,363	26%
Average Household Size	2.14		2.49		2.44		2.59	
Average Family Size	2.70		3.04		3.09		3.24	

Updated Table 1-4: Educational Attainment of Persons 25 and Older Comparison, 2011								
	Vill. of Fayetteville		Town of Manlius		Onondaga County		NYS	
	Total	%	Total	%	Total	%	Total	%
Total Persons 25 and Older	3,211		22,552		305,869		12,999,473	
Less than 9th Grade	17	1%	328	1%	9,625	3%	904,283	7%
9th-12th Grade, No Diploma	36	1%	560	2%	23,874	8%	1,091,242	8%
High School Graduate	346	11%	4,275	19%	83,596	27%	3,612,232	28%
Some College, No Degree	499	16%	3,323	15%	54,619	18%	2,097,401	16%
Associate Degree	280	9%	2,226	10%	34,696	11%	1,070,808	8%
Bachelor's Degree	1,010	32%	5,867	26%	56,086	18%	2,404,491	18%
Master's/Professional/Doctorate Degree	1,023	32%	5,973	26%	43,373	14%	1,819,016	14%

Updated Table 1-5: Educational Attainment of Persons 25 and Older, Village of Fayetteville, 2000 and 2011				
	2000		2011	
	Total	%	Total	%
Total Persons 25 and Older	2,989		3,211	
Less than 9th Grade	18	1%	17	1%
9th-12th Grade, No Diploma	103	3%	36	1%
High School Graduate	445	15%	346	11%
Some College, No Degree	488	16%	499	16%
Associate Degree	269	9%	280	9%
Bachelor's Degree	796	30%	1,010	32%
Master's/Professional/Doctorate Degree	870	29%	1,023	32%

**Updated Figure 1-2: Median Household Income,
1990-2011**



Updated Table 1-6: Household Income, 2011

	Vill. of Fayetteville		Town of Manlius		Onondaga County		NYS	
	Total	%	Total	%	Total	%	Total	%
HH Income Base	2,029		12,833		183,381		7,215,687	
Less than \$15,000	86	4%	713	6%	24,138	13%	946,442	13%
\$15,000 - \$24,999	118	6%	866	7%	19,261	11%	714,075	10%
\$25,000 - \$34,999	205	10%	1,038	8%	19,449	11%	668,253	9%
\$25,000 - \$49,999	256	13%	1,519	12%	24,751	13%	882,191	12%
\$50,000 - \$74,999	325	16%	2,128	17%	34,037	19%	1,233,315	17%
\$75,000 - \$99,999	255	13%	1,911	15%	22,447	12%	875,786	12%
\$100,000 - \$149,999	490	24%	2,711	21%	25,423	14%	1,002,264	14%
\$150,000 - \$199,999	118	6%	962	7%	7,768	4%	421,066	6%
\$200,000 +	176	9%	985	8%	6,107	3%	472,295	7%
Median HH Income	77,679		76,609		52,636		56,951	
Average HH Income	93,995		95,784		68,807		82,698	
Median Family Income	104,536		96,966		68,375		69,202	
Average Family Income	118,866		115,776		84,369		95,697	

Updated Table 4-1: Employment by Industry, 2011						
	Village Of Fayetteville		Town Of Manlius		Onondaga County	
	#	%	#	%	#	%
Agriculture/ Forestry/ Fishing/Hunting/ Mining	0	0.0%	68	0.40%	1,127	0.50%
Construction	63	2.6%	702	4.3%	11,121	5.0%
Manufacturing	210	8.6%	1,718	10.5%	20,030	9.1%
Wholesale Trade	43	1.8%	538	3.3%	6,968	3.2%
Retail Trade	106	4.4%	1,453	8.9%	25,917	11.7%
Transportation/Warehousing/ Utilities	103	4.2%	601	3.7%	10,987	5.0%
Information	108	4.4%	437	2.7%	5,246	2.4%
FiRE, rental and leasing	224	9.2%	1,312	8.0%	16,065	7.3%
Professional/ Scientific/ Mgmt./ Admin/ Waste mgmt.	278	11.4%	1,838	11.3%	21,033	9.5%
Education/ Health/ Social Services	774	31.9%	5,192	31.8%	64,737	29.3%
Arts/ Entertainment/ Recreation/ Accom. and Food Svc.	188	7.7%	1,050	6.4%	18,075	8.2%
Other Services	194	8.0%	652	4.0%	10,438	4.7%
Public Administration	138	5.7%	770	4.7%	9,145	4.1%
Total	2,429	100%	16,331	100%	220,889	100%

Updated Table 4-2: Occupation for Residents 16 & Older, 2011				
	Village of Fayetteville		Town of Manlius	Onondaga County
Occupation Type	Total	%	%	%
Management/Professional	1,305	54%	53%	40%
Service Industry	245	10%	10%	17%
Sales/Office and Admin Support	695	29%	26%	27%
Natural Resources/ Construction/Extraction/Maintenance	94	4%	5%	7%
Production/Transportation/Material	90	4%	6%	10%
Total Residents 16 & Older	3,571	100%	100%	100%

Updated Table 4-3: Employment Status of Population 16 & Older, 2011*				
	Village of Fayetteville		Town of Manlius	Onondaga County
Status	Total	%	%	%
In Labor Force	2,474	69%	66%	64%
Civilian Employed	2,474	69%	64%	60%
Civilian Unemployed	45	1.3%	2.1%	4.3%
In Armed Forces	0	0%	0%	0%
Not In Labor Force	1,097	31%	34%	36%
Total Population 16 & Older	3,571	100%	100%	100%

*Reflects the most recent year for which full-year data are available for all three geographies. Note: data reflecting unemployment rate shows significant variation between data sources.

Updated Table 4-4: Means of Transportation to Work Comparison, 2011							
	Village of Fayetteville		Town of Manlius		Onondaga County		New York State
Means of Transportation to Work	Total	%	Total	%	Total	%	%
Drove Alone-Car, Truck, or Van	1,889	79%	13,677	86%	172,105	80%	54%
Carpooled-Car, Truck, or Van	204	9%	1,085	7%	18,719	9%	7%
Public Transportation	0	0%	35	0%	6,216	3%	27%
Walked	65	3%	320	2%	8,953	4%	6%
Other Means	58	2%	202	1%	3,014	1%	2%
Worked at Home	168	7%	613	4%	6,946	3%	4%
Total	2,384	100%	15,922	100%	215,953	100%	100%

Updated Table 4-5: Travel Time to Work Comparison, 2011*					
	Village of Fayetteville		Town of Manlius	Onondaga County	NYS*
Travel Time	Total	%	%	%	%
<10 Minutes	340	15.30%	12.00%	15.20%	10.90%
10-19 Minutes	634	28.60%	36.20%	39.40%	23.70%
20-24 Minutes	723	32.60%	27.50%	21.30%	12.70%
25-34 Minutes	334	15.10%	16.90%	15.40%	19.10%
35-44 Minutes	69	3.10%	3.20%	3.30%	7.40%
45-59 Minutes	86	3.90%	2.80%	2.50%	10.00%
>60 Minutes	30	1.40%	1.40%	2.80%	16.20%
Total	2,216	100%	100%	100%	100%

*Mean travel time to work is no longer tracked by the American Community Survey

Updated Table 5-1: Housing Units by Year Structure Built					
	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
Year	Total	%	%	%	%
Built 2005 or later	30	1%	2%	2%	2%
2000 to 2004	125	6%	6%	4%	4%
1990 to 1999	15	1%	9%	7%	6%
1980 to 1989	140	7%	16%	10%	8%
1970 to 1979	362	17%	17%	14%	10%
1960 to 1969	408	19%	16%	13%	12%
1950 to 1959	495	23%	16%	17%	15%
1940 to 1949	120	6%	5%	7%	9%
Built 1939 or earlier	456	21%	14%	26%	34%
Total	2,151	100%	100%	100%	100%
Median Year Structure Built	1960		1970	1960	1955

Updated Table 5-2: Housing Unit Type, Village of Fayetteville, 1990, 2000, and 2011

Type of Unit	1990		2000		1990-2000	2011		2000-2011
	#	%	#	%	% Change	#	%	% Change
1 Family, Detached	1,303	71%	1,293	66%	-1%	1,431	67%	11%
1 Family, Attached	89	5%	152	8%	71%	302	14%	99%
2 Family	107	6%	118	6%	10%	95	4%	-20%
3 or 4 Family	141	8%	196	10%	39%	112	5%	-43%
5 to 9 Family	66	4%	47	2%	-29%	141	7%	200%
10 to 19 Family	49	3%	33	2%	-33%	60	3%	82%
20 + Family	62	3%	107	6%	73%	10	1%	-91%
Mobile Home or Other	23	1%	0	0%	-100%	0%	0%	0%
Total	1,840	100%	1,946	100%	6%	2,151	100%	11%

Updated Table 5-3: Type of Specified Owner-Occupied Units, 2011

Type of Unit	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
	Total	%	%	%	%
1 Family, Detached	1,431	67%	72%	62%	42%
1 Family, Attached	302	14%	10%	4%	5%
2 Family	95	4%	3%	9%	11%
3 or 4 Family	112	5%	4%	6%	7%
5 to 9 Family	141	7%	4%	6%	5%
10 to 19 Family	60	3%	2%	5%	4%
20 + Family	10	1%	4%	7%	23%
Mobile Home or Other	0	0%	1%	1%	3%
Total	2,151	100%	100%	100%	100%

Updated Table 5-4: Housing Inventory, 1990-2010

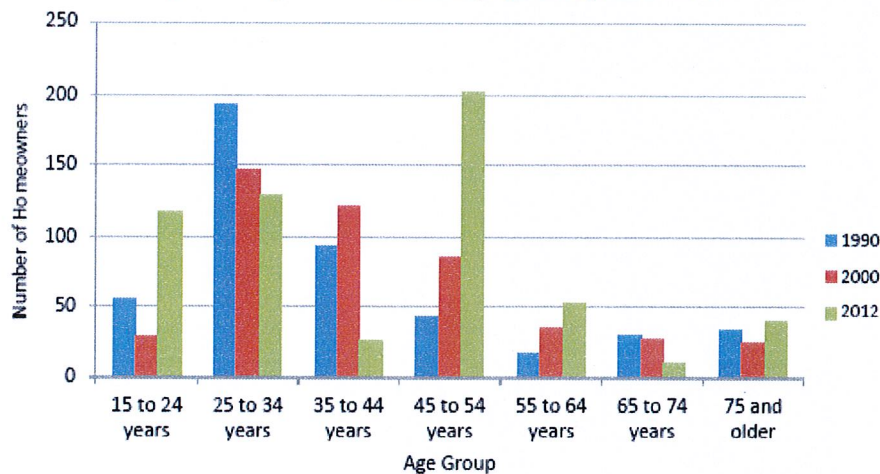
	1990		2000		2010	
	#	%	#	%	#	%
Total housing units	1840	100.0%	1901	100.0%	2,034	100.0%
Occupied housing units	1772	96.3%	1830	96.3%	1,912	94.0%
Owner-occupied housing units	1305	70.9%	1359	71.5%	1,445	71.0%
Renter-occupied housing units	467	25.4%	471	24.8%	467	23.0%
Vacant housing units	68	3.7%	71	3.7%	122	6.0%
For rent	23	1.3%	20	1.1%	28	1.4%
Rented or sold, not occupied	16	0.9%	6	0.3%	7	0.3%
For sale only	16	0.9%	12	0.6%	31	1.5%
For seasonal, recreational, or occasional use	4	0.2%	22	1.2%	27	1.3%
All other vacants	9	0.5%	11	0.6%	29	1.4%
Homeowner vacancy rate*						2.1%
Rental vacancy rate*						5.6%

* Not tracked for the 2008 plan

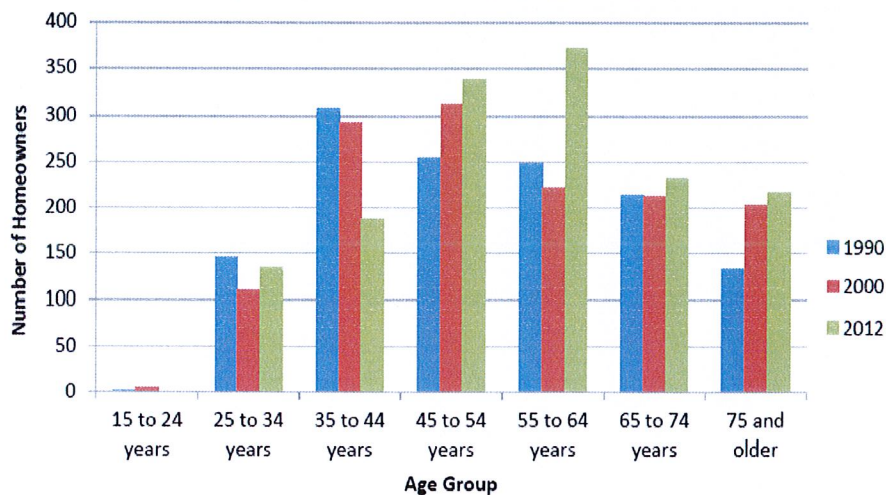
Updated Table 5-5: Comparison of Value of Specified Owner-Occupied Units, 2011

	Village of Fayetteville		Town of Manlius		Onondaga County		NYS	
	#	%	#	%	#	%	#	%
Less than \$50,000	0	0%	193	1.90%	6,262	6.40%	207,032	5.20%
\$50,000 - \$99,999	208	13.60%	1,108	10.80%	32,915	60.50%	502,723	12.70%
\$100,000 - \$149,999	300	19.60%	2,479	24.20%	33,553	21.30%	433,998	11.00%
\$150,000 - \$199,999	602	39.40%	2,593	25.30%	21,888	7.00%	351,731	8.90%
\$200,000 - \$299,999	291	19.00%	2,521	24.60%	16,618	3.40%	476,937	12.10%
\$300,000 or more	128	8.40%	1,361	13.30%	9,508	7.90%	1,982,811	50.10%
Total	1,529	100%	10,255	100%	120,744	100%	3,955,232	100%
Median House Value- 2000	\$107,100		\$111,551		\$85,437		\$148,740	
Median House Value- 2011	\$166,500		\$172,800		\$128,600		\$301,000	

Updated Figure 5-3: Renters by Age Group, 1990-2012



Updated Figure 5-5: Homeownership by Age Group, 1990-2012



Updated Table 7-1: 12 th Grade Graduates from 2009-10		
Fayetteville-Manlius		
Graduate Status	Number	
Total K-12 Enrollment	4,714	--
12 th Grade Students	396	--
Number of Graduates	390	93% of 12 th Grade Students
Graduates With Regents	356	97% of Graduates
Enrolled in 4-yr College	278	75% of Graduates
Enrolled in 2-yr Program	57	15% of Graduates
Military	1	0% of Graduates
Employment Or Other	34	9% of Graduates